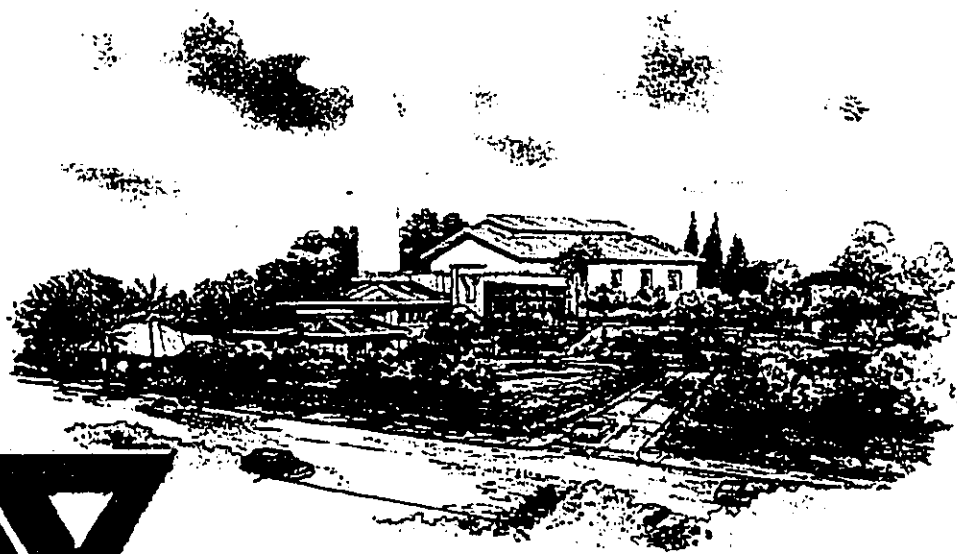


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LEEWARD YMCA

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Leeward YMCA

Draft Environmental Assessment
(TMK 9-4-161:2; TMK 9-4-161:4)

Prepared for:
Young Men's Christian Association (YMCA)
of Honolulu

Prepared by:



October 2002



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1.0 INTRODUCTION

This Environmental Assessment (EA) has been prepared in compliance with the environmental review requirements of the United States Department of Housing and Urban Development and the environmental requirements of Chapter 343, *Hawai'i Revised Statutes* (HRS) for proposed improvements to the Leeward Young Men's Christian Association (YMCA).

1.1 PROJECT SUMMARY

Project Name: Leeward YMCA

Applicant: Young Men's Christian Association (YMCA) of Honolulu

Landowner: Young Men's Christian Association (YMCA) of Honolulu

Location: 94-440 Mokuola Street, Waipahu, Hawai'i, 96797

Tax Map Key: 9-4-161: 2; 9-4-161: 4

Existing Use: Two existing buildings used in support of the services of the Leeward YMCA. Facilities include meeting rooms, offices, a multi-purpose room, and parking. The site is also a portion of the former O'ahu Sugar Company mill complex which includes the smokestack and the currently vacant generator/boiler building.

Proposed Action: Expansion of the current services of the YMCA, which will include: renovation and expansion of the generator/boiler building, adding a swimming pool, improving parking areas, and improving landscaping.

Project Area: Approximately 4.1 acres

Land Use Designations: State Land Use: Urban
Zoning: Business (B-2)

SMA: The subject property is not in the SMA

Actions Requested: Compliance with the United States Department of Housing and Urban Development environmental review requirements
Compliance with Chapter 343, *Hawai'i Revised Statutes*

Approving Agency: City and County of Honolulu, Department of Community Services

Anticipated Determination: Finding of No Significant Impact (FONSI)

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1.2 LOCATION

The Leeward YMCA is located in Waipahu on a portion of the former O'ahu Sugar Company Mill site (Figure 1) and consists of two parcels identified as TMK 9-4-161: 2 and TMK 9-4-161: 4 (Figure 2). This area is part of the Central O'ahu Development Plan area.

1.3 LAND OWNERSHIP

The landowner is the Young Men's Christian Association (YMCA) of Honolulu.

1.4 IDENTIFICATION OF APPLICANT

The applicant is the Young Men's Christian Association (YMCA) of Honolulu.

1.5 IDENTIFICATION OF ACCEPTING AGENCY

The accepting agency is the City and County of Honolulu Department of Community Services.

1.6 IDENTIFICATION OF AGENCIES CONSULTED

The establishment of the Leeward YMCA on a portion of the former O'ahu Sugar Company mill site was described in concept in the *Amfac Commercial and Park Final Environmental Impact Statement*, which was accepted in March 1997. The agencies that reviewed the project include:

CITY AND COUNTY OF HONOLULU

Board of Water Supply
Building Department
Department of Housing and Community Development
Department of Land Utilization
Department of Parks and Recreation
Department of Public Works
Department of Transportation Services
Department of Wastewater Management
Fire Department
Planning Department
Police Department

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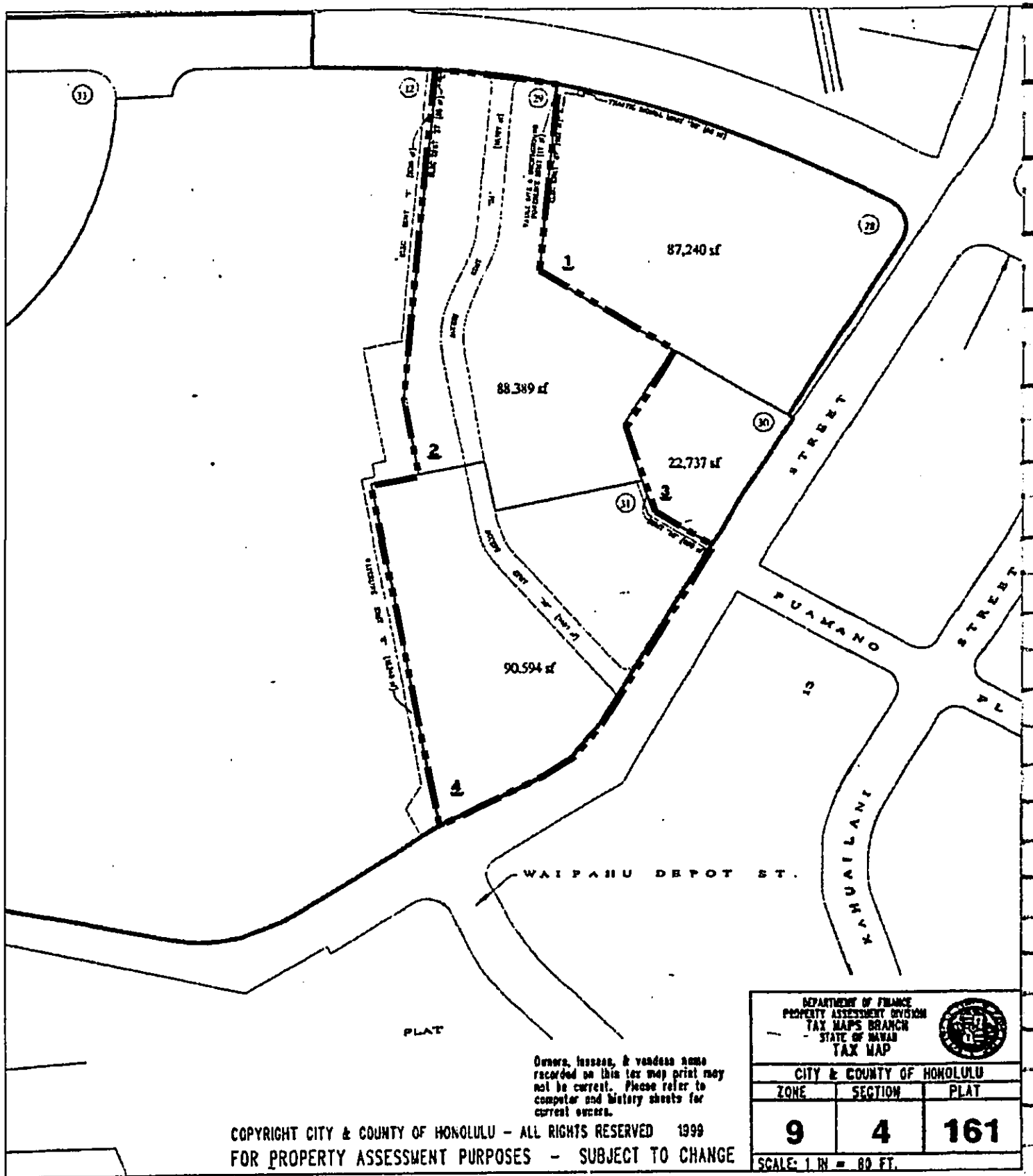
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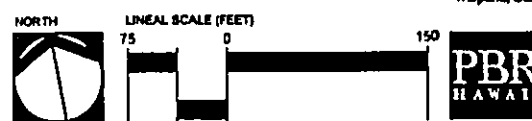
LEGEND

Leeward YMCA

Source: -State of Hawaii, Department of Finance
-City and County of Honolulu

Figure 2
Tax Map Key

Leeward YMCA



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STATE AGENCIES

Department of Accounting and General Services, Public Works Division
Department of Budget and Finance, Housing Finance and Development Corporation
Department of Business Economic Development and Tourism
Department of Health
Department of Land and Natural Resources, State Historic Preservation Division
Department of Transportation
Land Use Commission
Office of Environmental Quality Control
Office of Hawaiian Affairs

FEDERAL AGENCIES

US Department of Agriculture, Natural Resources Conservation Service
US Department of the Army, Corps of Engineers
US Department of the Interior, US Geological Survey, Water Resources Division

COMMUNITY ORGANIZATIONS AND INDIVIDUALS

BHP Gas Company
FilCom Center, Inc.
Friends of Hans L'Orange Park
Friends of Waipahu Cultural Garden Park
GTE Hawaiian Tel
Hawaiian Electric Company, Inc.
Waipahu Hongwanji Mission
Waipahu 2000 Update
YMCA of Honolulu, Leeward Branch

1.7 ENVIRONMENTAL REQUIREMENTS

This draft environmental assessment has been prepared in accordance and compliance with the environmental requirements of:

- The United States Department of Housing and Urban Development (HUD)
- The State of Hawai'i Environmental Impact Statement Law, Chapter 343, HRS

Specifically, this draft environmental assessment is being prepared in compliance with the HUD environmental requirements because the YMCA of Honolulu will be receiving a Community Development Block Grant for the proposed Leeward YMCA improvements. This draft environmental assessment also is being prepared in compliance the State of Hawai'i Environmental Impact Statement Law (Chapter 343, HRS) because the State will be contributing funding to the project.

Because Chapter 343, HRS is applicable to the project, this environmental assessment has been prepared to identify whether "significant environmental effects" will result from the proposed

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Leeward YMCA improvements. According to the Department of Health Rules which are governed by Chapter 343, HRS implementation, if "significant environmental effects" are not identified by an environmental assessment, preparation of a full environmental impact statement is not required, and a "finding of no significant impact" is issued by the accepting authority. Otherwise, a notice of preparation is issued and processing of a full environmental impact statement is required.

2.0 PROJECT DESCRIPTION, OBJECTIVES, & NEED

This section provides background information, identifies the project's goals and objectives, describes the proposed improvements, and delineates construction activities and approximate costs.

2.1 BACKGROUND INFORMATION

The YMCA of Honolulu (parent organization of the Leeward YMCA) is a not-for-profit, community service organization established in Hawai'i in 1869. During 2000, the YMCA had 86,000 participants in nearly 100 programs delivered through nine branches located throughout O'ahu. The YMCA of Honolulu's annual budget is \$18 million. The organization has 160 full-time employees, 800 part-time employees, and 2,600 volunteers. More than 300 community volunteers serve on the YMCA of Honolulu's corporate and branch boards.

The Leeward YMCA, one of the YMCA of Honolulu's nine branches, is located in the heart of Waipahu on an approximately 4 acre site that was formerly part of the O'ahu Sugar Company Mill complex. The YMCA site includes the former O'ahu Sugar Company Administration Building, and the Human Resources Building, both of which have been renovated for use by the YMCA. The site also includes the generator building and smokestack of the O'ahu Sugar Company Mill complex. The generator building has not been renovated and is currently vacant.

The existing facilities of the Leeward YMCA consist of a multi-purpose room, meeting rooms, offices, indoor and outdoor child care facilities, a teen lounge, and parking areas. These facilities occupy the former O'ahu Sugar Company Administration Building and Human Resources Building and surrounding areas.

Programs currently offered by the Leeward YMCA include:

- A+ After School Programs at public elementary schools
- Before school and after school programs on site
- Holiday/Summer Fun
- Aerobics
- Youth Sports (flag football)
- Substance abuse prevention programs for teens
- Teen action programs
- Youth Employment Programs
- S.T.A.R.S. teen performing arts program
- Driver education

The Leeward YMCA currently has 2,200 members, including 1,800 A+After School Program members.

The current service area of the Leeward YMCA is from Pearl City, Waipahu, 'Ewa and 'Ewa Beach to the Wai'anae Coast. Besides expansion of the Leeward YMCA, there are also plans to build a

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new YMCA in the Wai'anae area. If this new YMCA is built, the Wai'anae area would then be excluded from the service area of the Leeward YMCA.

2.2 SURROUNDING USES

The Leeward YMCA property can be accessed by Mokuola Street and Waipahu Street. Hans L'Orange Park is directly across Mokuola Street. Various commercial uses and business uses are across Waipahu Street. Adjacent to the Leeward YMCA to the east is the recently completed Filipino Community Center. Adjacent to the west is vacant land that is proposed for commercial and mixed uses. Beyond this vacant land to the north and northwest is the Alexander and Baldwin Industrial Subdivision.

2.3 PROJECT DESCRIPTION

The proposed improvements to the Leeward YMCA subject to this environmental assessment involve the expansion of the facility at its current location to improve and expand services. This expansion includes renovation and expansion of the generator building which was formerly part of the O'ahu Sugar Company mill complex.

The current plans that are subject to this environmental assessment are to:

- Renovate the generator building structure to provide space for fitness activities
- Provide a new wing to the renovated generator building to include administration offices, child care facilities, and locker rooms
- Add an outdoor swimming pool
- Refurbish and redesign the parking areas
- Re-landscape the entire site

Architectural details of the renovated structure and the new wing will be reminiscent of the plantation era, providing a historical perspective for the Waipahu community. In addition, the old mill smokestack—possibly Waipahu's most dominate landmark and a lasting physical reference to Waipahu's history and cultural roots as a plantation town—will be retained and incorporated into the overall site plan.

The site plan also includes an area for a future heritage museum building as mentioned in the Waipahu 2000 Update and the Waipahu Town Plan, although this building is not proposed to be built at this time.

The improvements and expansion of the Leeward YMCA will protect key landmarks of Waipahu through the adaptive reuse of the old O'ahu Sugar Company mill site and retention of the smokestack. The expanded YMCA, along with the adjoining Filipino Community Center, will provide a vital social center for Waipahu, similar to how the old mill comprised the social heart of Waipahu during the plantation era.

For a project rendering and site plan see Figures 3a and 3b.

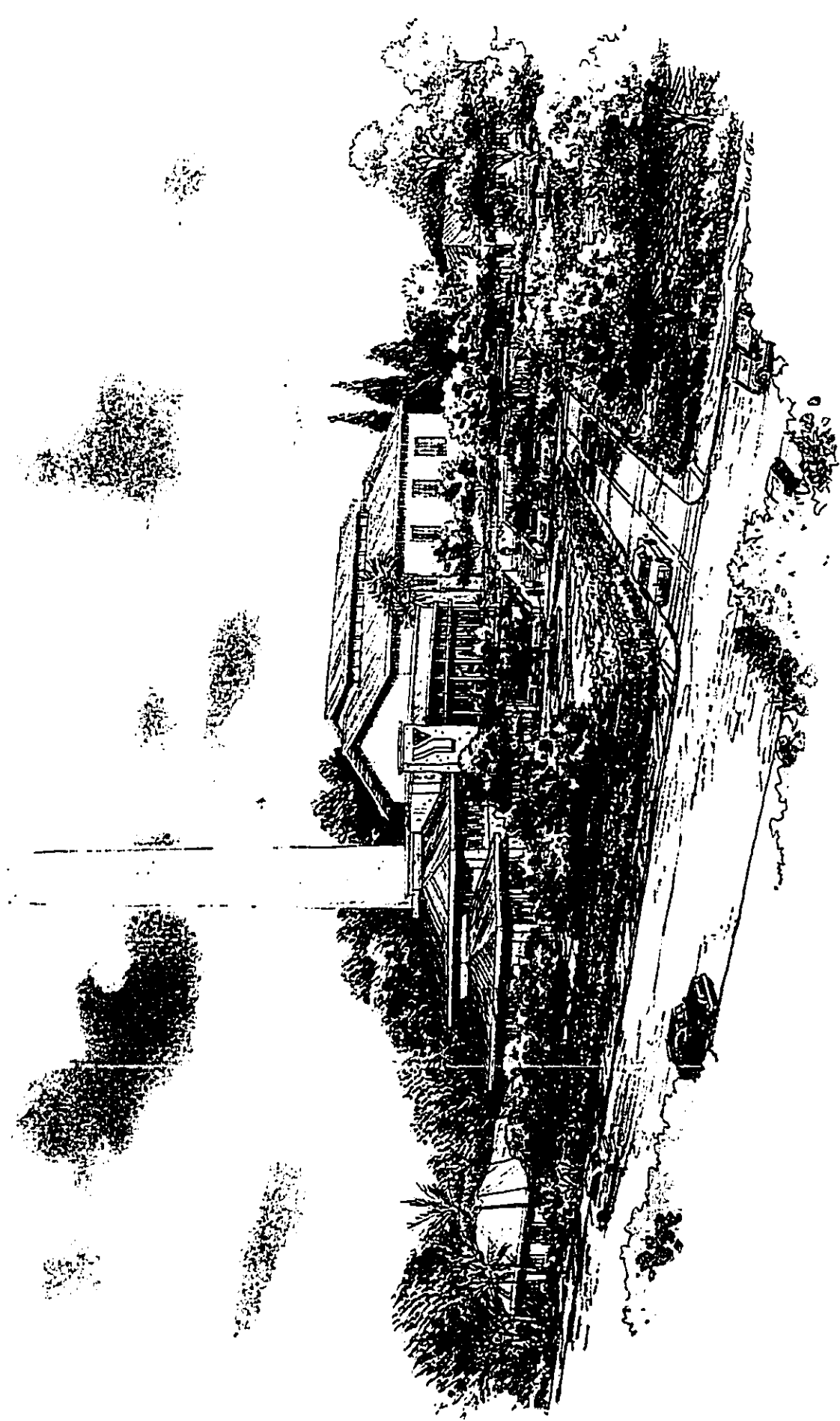
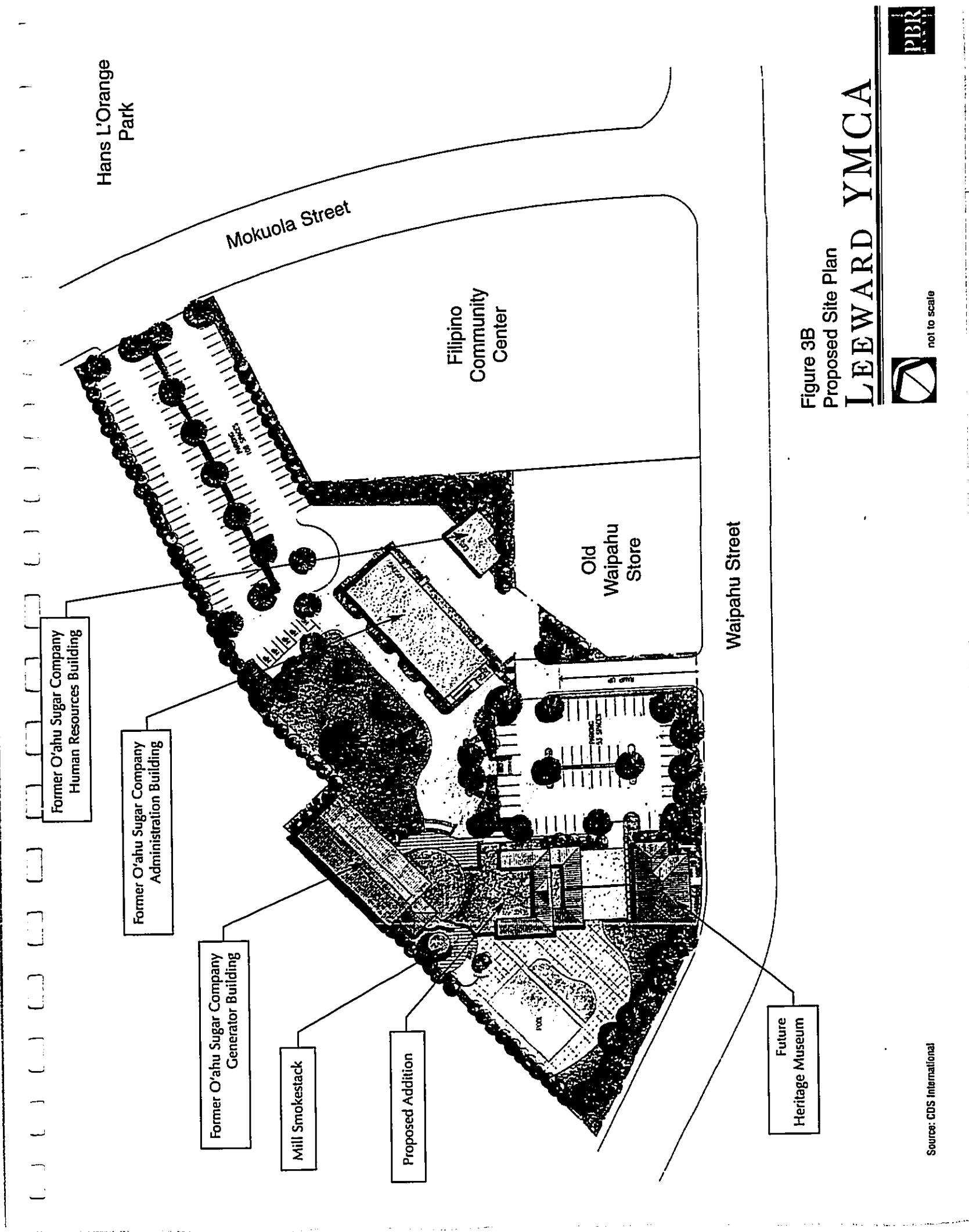


Figure 3A
Project Rendering
LEWARD YMCA

Source: CDS International



LEEWARD YMCA
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2.4 OBJECTIVES AND NEED

The objectives of the project are as follows:

1. Improve and expand YMCA services to the Leeward community
2. Renovate the remaining buildings of the O'ahu Sugar Company mill complex for adaptive reuse.

According to a community needs assessment prepared for the YMCA of Honolulu (Phil Balducci & Associates 2001), if the Wai'anae YMCA is built and the Leeward YMCA is expanded, membership at the Leeward YMCA is expected to be approximately 5,755 to 8,000 members. If only the Leeward YMCA is expanded and the Wai'anae YMCA is not built, membership at the Leeward YMCA is expected to be 6,213 to 9,000 members.

2.5 COMMUNITY PLANNING PROCESS

The reuse of the O'ahu Sugar Company Mill site has been discussed extensively within the Waipahu community. Including the Leeward YMCA at the O'ahu Sugar Company mill site has been described in many community-based planning efforts including the *Waipahu Livable Communities Initiative* (1998), *The Waipahu Town Heritage Plan* (1996), and the *Waipahu Town Plan: A Special Area Plan for Waipahu* (1995). These plans are discussed further in Section 3.0.

2.6 APPROXIMATE COST AND SCHEDULE

The approximate cost for proposed improvements to the Leeward YMCA is \$8,000,000. All proposed improvements are expected to be implemented in one phase. Current plans are for construction to start after funding has been granted and approvals have been obtained.

As of October 2002, a tentative start date for design development is June 2003. It is estimated the project could then be completed within 18 months.

2.7 SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control has issued "Guidelines for Sustainable Building Design in Hawai'i: A planner's checklist" (OEQC May 1999) and has requested that consideration be made in applying sustainable building techniques to projects. The OEQC Guidelines state that "[a] sustainable building is built to minimize energy use, expense, waste and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations."

In support of sustainable design the following will be considered in planning the proposed Leeward YMCA improvements:

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- 1) The use of glass-asphalt ("glasphalt") in the design of impervious surfaces; and
- 2) Indigenous and Polynesian introduced plants for use in landscaping.

Where appropriate, other techniques from "Guidelines for Sustainable Building Design in Hawai'i: A planner's checklist" will be considered for inclusion in the proposed Leeward YMCA improvements.

3.0 LAND USE CONFORMANCE

The State of Hawai'i and the City and County of Honolulu land use plans, policies, and ordinances, as well as private plans, relevant to the Leeward YMCA are described below.

3.1 STATE OF HAWAI'I

3.1.1 State Land Use District

Chapter 205, HRS, establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of four districts: Urban, Rural, Agriculture, or Conservation. The Leeward YMCA property is located within the Urban district (Figure 4).

Chapter 205, HRS, also delegates uses in the Urban district to the County, however the Land Use Commission's rules state, in part: "[the Urban district] shall include land characterized by 'city-like' concentrations of people, structures, streets, urban level of services and other related land uses." As such, the proposed Leeward YMCA improvements are consistent with the Urban district, and no reclassification is required to implement the proposed project.

3.2 CITY AND COUNTY OF HONOLULU

Relevant land use plans of the City and County of Honolulu that pertain to the Leeward YMCA include the *General Plan* and the *Central O'ahu Development Plan*.

3.2.1 General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of O'ahu. Second, the General Plan is a statement of broad policies that facilitate the attainment of the objectives of the plan.

The Leeward YMCA is in accord with the following General Plan policies:

Policy VII. Physical Development and Urban Design
Objective A, Policy 5: Provide for more compact development and intensive use of urban lands where compatible with the social character of existing communities.

Objective F. To promote and enhance the social and physical character of O'ahu's older towns and neighborhoods.

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Policy IX. Health and Education

Objective B, Policy 2: Encourage the provision of informal educational programs for people of all age groups.

Policy X. Culture and Recreation

Objective B, Policy 2: Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

Objective D, Policy 10: Encourage the private provision of recreation and leisure-time facilities and services.

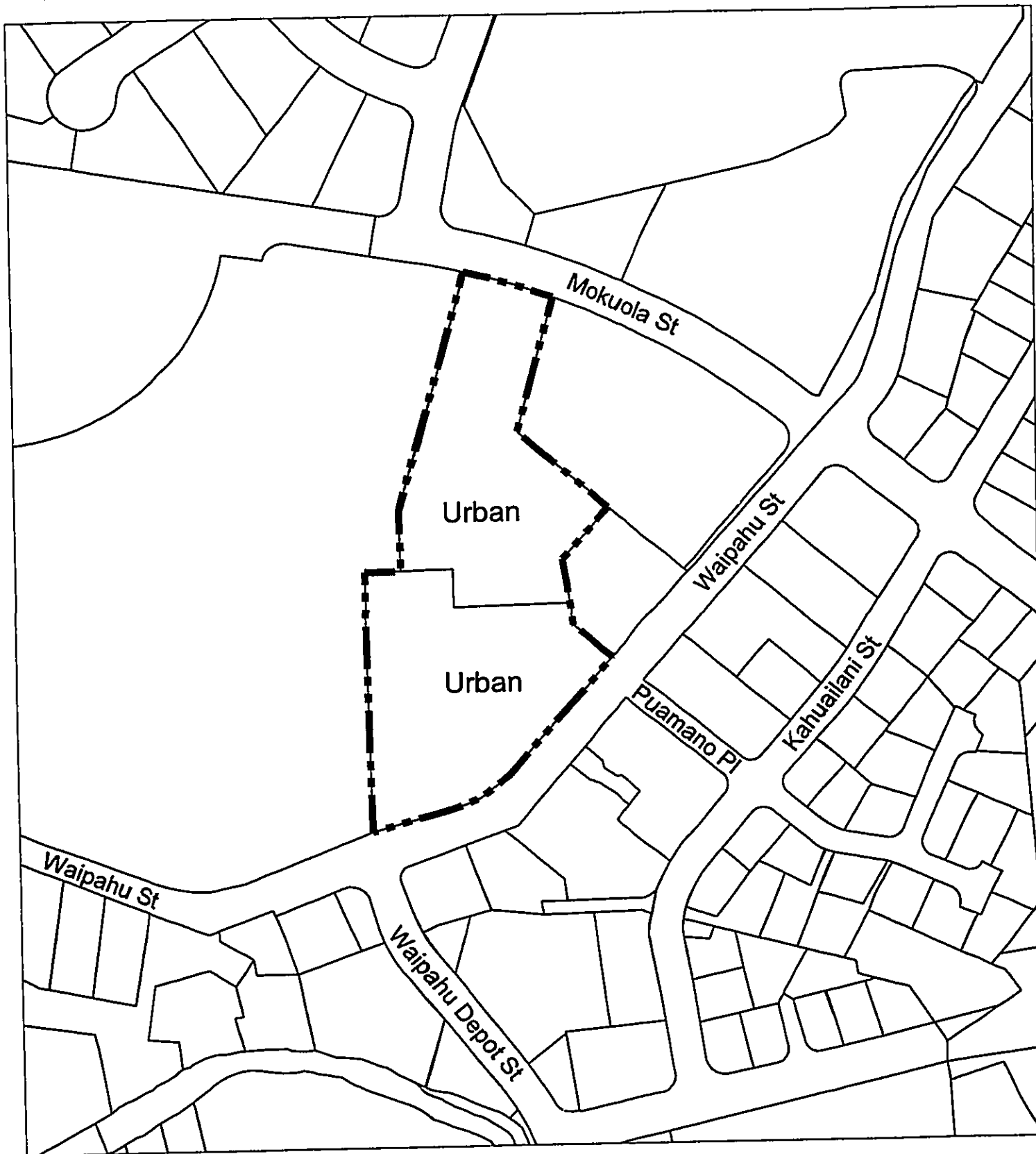
Discussion: The proposed Leeward YMCA improvements conform to many of the objectives and policies of the General Plan. In particular, the improvements and expansion of the Leeward YMCA will contribute to the revitalization and compact development of Waipahu. The adaptive reuse of the old O'ahu Sugar Company mill site (along with the retention of the mill smokestack) will preserve important historical landmarks and provide a link to Waipahu's plantation heritage. Finally, the expanded facilities at Leeward YMCA will allow the YMCA to provide more education, social, and fitness programs to a larger number of community residents. Thus, the proposed Leeward YMCA improvements are expected to have a positive effect on the revitalization and character of historic Waipahu Town.

3.2.2 Current Development Plan and Proposed Sustainable Communities Plan



The City and County Development Plans (DPs) represent eight geographic regions that include all areas of O'ahu. Waipahu is located in the area designated as Central O'ahu. The corresponding development plan for this area is the *Central O'ahu Development Plan*.

Before 1992, the City Charter required DPs to be "relatively detailed plans" for implementing and accomplishing the development objectives and policies of the General Plan. In 1992, a Charter amendment changed this to require the DPs to consist of "conceptual schemes."

In response to the 1992 Charter amendments, the City and County Department of Planning (now the Department of Planning and Permitting) launched a thorough review of all eight DPs to bring them into conformance with the Charter-mandated conceptual orientation. Of the eight documents, the plans for 'Ewa and the Primary Urban Center—areas to which growth and supporting facilities will be directed over the next twenty years—have been titled "Development Plans." Plans for the remaining six areas (including Central O'ahu)—which are envisioned as relatively stable regions—have been titled "Sustainable Communities Plans." The current *Central O'ahu Development Plan* is under revision to bring it into conformance with the Charter-mandated changes and will be renamed the *Central O'ahu Sustainable Communities Plan*. However, until the proposed plan is adopted by the City Council, the current, more detailed, plan is still in effect. Both the current and proposed plans are discussed below.



LEGEND

-  Leeward YMCA
-  Urban Land Use District

Source: City and County of Honolulu

Figure 4
State Land Use Districts

Leeward YMCA



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3.2.2.1 Current Development Plan

The current *Central O'ahu Development Plan* includes two parts—text and maps. The text portion also contains two parts: 1) common provisions that are common to all unrevised pre-1992 O'ahu development plan areas, and 2) special provisions that are specific to Central O'ahu and include descriptions, urban design principles, controls and development priorities.

Those sections of the DP Common Provisions and Special Provisions that are applicable to the proposed improvements are listed and discussed below.

Common Provisions

Sec. 24-1.4 General urban design principles and controls

Discussion: The proposed Leeward YMCA improvements are in compliance with the general urban design principles specified in the Development Plan Common provisions. Specifically, the extension meets requirements for:

- 1) Landscaping to be provided along vehicular arterials and collector streets to increase the general attractiveness of the community;
- 2) New development in existing communities to be limited to that which is compatible with or enhances the desired physical and social character and lifestyle;
- 3) Encouragement of greater social interaction within communities; and
- 4) The adaptive reuse of existing structure and the preservation of older buildings.

Special Provisions

Sec. 24-5.3 Development priorities

Discussion: Specific development priorities for Central O'ahu include: improvement of infrastructure to encourage redevelopment of Waipahu. The Leeward YMCA is in conformance with these priorities.

Development Plan Maps

The current *Central O'ahu Development Plan* also includes two map elements: 1) the Land Use Map, which defines the area and distributes the various land uses in a manner that implements the General Plan objectives and policies; and 2) the Public Facilities Map, which identifies planned public and private facilities and infrastructure.

Discussion: The *Central O'ahu Development Plan* land use map and the *Central O'ahu Development Plan* Public facilities map do not identify any specific uses on the site of the Leeward YMCA. Therefore, the Leeward YMCA is not inconsistent with both maps.

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3.2.2.2 Proposed Sustainable Communities Plan

As mandated by the City Charter, the proposed *Central O'ahu Sustainable Communities Plan* is more conceptual in nature. It includes vision statements, policies, and guidelines to direct the development and improvement of Central O'ahu. Pertinent sections applicable to the proposed Leeward YMCA improvements include the following.

3.4 Historic and Cultural Resources

3.4.1 General Policies:

Protection of Key Landmarks. Physical references to Central O'ahu's history and cultural roots should be emphasized to help define Central O'ahu's unique sense of place. Existing visual landmarks should be protected, and creation of new culturally appropriate landmarks should be supported.

Preservation of Historic Features. Significant historic features from the plantation era and earlier periods should be preserved.

3.4.3.2 Waipahu Sugar Mill Environs

- *The sugar mill stack and boiler room should be retained as visual symbols of Waipahu's plantation town history.*
- *A variety of reuse options which are consistent with the purpose of retaining the historic plantation theme of the old town core should be allowed at the Waipahu Sugar Mill site.*
- *Renovations to the sugar mill for adaptive reuse should minimize exterior alterations that substantially change the building profile or accessory structures that define the mill's original purpose.*
- *Public access to the Waipahu Sugar Mill and other privately owned historic buildings in the Old Waipahu Town Anchor area should be encouraged.*

3.5 Waipahu Town

3.5.1.1 Anchor Areas

- *The Sugar Mill Site formerly housed the O'ahu Sugar Company's mill operations. Selected existing structures on the mill site should be retained in future redevelopment of the site.*
- *Community-oriented uses for the site include a Heritage Park/Center with an open market, a YMCA facility, and a Filipino Community Center*

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3.5.3.1 Urban Design

- *Structures having historic, cultural, and or visual significance should be retained and renovated as needed. Historic buildings on the mill site and in the Old Town Commercial Area should be identified. Adaptive reuse of these historic buildings should be encouraged.*

3.5.3.2 Old Waipahu Town

Sugar Mill Site

- *Renovations to the sugar mill for adaptive use should retain the visual qualities and building character that defined the mill's original purpose.*

3.5.3.3 Community Facilities Anchor Area

- *Public service uses should be encouraged on large vacant areas within this district.*
- *Spaces between buildings should be developed and landscaped in a manner which provides the area with a unifying visual image and creates the sense of an active people-oriented civic park.*

Discussion: The proposed Leeward YMCA expansion and improvements are in substantial conformance the *Central O'ahu Sustainable Communities Plan*. In particular, the improvements and expansion of the Leeward YMCA will protect key landmarks of Waipahu through the adaptive reuse of the old O'ahu Sugar Company mill site. This adaptive reuse will include retention of the mill smokestack—possibly Waipahu's most dominate landmark and a lasting physical reference to Waipahu's history and cultural roots as a plantation town. The use of the site as an expanded YMCA will also encourage public access to the Waipahu Sugar Mill site, which along with the adjoining Filipino Community Center, will provide a vital social center for Waipahu, similar to how the old mill comprised the social heart of Waipahu during the plantation era.

3.3 ADDITIONAL WAIPAHU PLANS

In anticipation of the closing of the O'ahu Sugar Company mill, in the last decade there have been numerous community-based planning efforts focusing on Waipahu. These plans include: the *Waipahu 2000 Update*; the *Waipahu Livable Communities Initiative* (1998), The *Waipahu Town Heritage Plan* (1996), and the *Waipahu Town Plan: A Special Area Plan for Waipahu* (1995).

3.3.1 Waipahu 2000/Waipahu 2000 Update

Over a nine month period in 1983, Waipahu community groups developed a community master plan titled *Waipahu 2000*. This privately funded plan is often cited as one of the best examples of community-based planning undertaken in Hawai'i. In 1994, with the announced closure of O'ahu Sugar, community concern about the economic vitality of Waipahu Town, and the disposition of the

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mill site spurred community organizations to revise the *Waipahu 2000* plan. The resulting document is the *Waipahu 2000 Update*. Objectives of the *Waipahu 2000 Update* include: 1) improving Waipahu with well-planned growth; 2) retaining Waipahu's sugar heritage and sense of place; 4) improving the overall physical appearance of Waipahu; and 4) strengthening community ties with youth and family programs.

Discussion: Proposed Leeward YMCA improvements meet these objectives in several ways. First, the improvements will contribute to the well-planned growth of Waipahu by creating a community and social center. Second, the adaptive reuse of the mill buildings will retain Waipahu's sugar heritage and sense of place. Third, compared to the run-down condition of the former mill buildings the proposed improvements will improve the overall physical appearance of Waipahu. Finally, a central focus of the YMCA is providing youth and family programs to strengthen community ties.

3.3.2 Waipahu Town Plan: a Special Area Plan for Waipahu

With the closing of the O'ahu Sugar Company in 1995, the City and County of Honolulu undertook the development of a community-based special area plan for Waipahu. The purpose of the resulting plan, *Waipahu Town Plan: A Special Area Plan for Waipahu*, is to provide comprehensive, long-range objectives to guide land use and public improvements, as well as specific plans for certain improvements—including a YMCA at the mill site—which address the needs and concerns of the community and enhance the long-term livability and economic vitality of Waipahu.

Discussion: Since the *Waipahu Town Plan* shares similar objectives with the *Waipahu 2000 Update*, discussion of how the Leeward YMCA meets these objectives is also similar. Specifically, the proposed Leeward YMCA improvements meet the objectives of the plan by providing an adaptive reuse of the mill building and by creating a vibrant social center at the mill site. The plan states: "Development of a new community YMCA in the Waipahu-'Ewa area would more fully serve the growing population of the region" and "the locational advantages of the sugar mill site are compatible with the siting criteria for a YMCA facility." Thus the proposed Leeward YMCA expansion and improvements are a realization of one element of the *Waipahu Town Plan*.

3.3.3 Waipahu Livable Communities Initiative

In 1998, the *Waipahu Livable Communities Initiative* was prepared for the City and County of Honolulu. The intention of the initiative is to improve the quality of transportation facilities and to promote economic revitalization in Waipahu. It is further intended to extend the *Waipahu Town Plan* effort by identifying specific implementation projects. Among the urban design principles set forth in the plan are: 1) "the visual dominance of the sugar mill shall be maintained"; 2) "structures having historic, cultural, and/or visual significance shall be retained and renovated as needed"; and 3) "renovations to the sugar mill for adaptive reuse shall retain the visual qualities and building character that defined the mill's original purpose."

Discussion: The proposed Leeward YMCA expansion and improvements, with the adaptive reuse of the mill building, retention of the smokestack, and architectural details reminiscent of the plantation era, conform to the *Waipahu Livable Communities Initiative*.

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3.4 LAND USE ORDINANCE

The Land Use Ordinance (LUO) (Chapter 21, Revised Ordinances of Honolulu) is the City and County of Honolulu's zoning ordinance. Besides zoning regulations, the LUO contains ordinances regulating the use of land and regulations intended to ensure that adequate controls and review mechanisms are in place for proposed land uses.

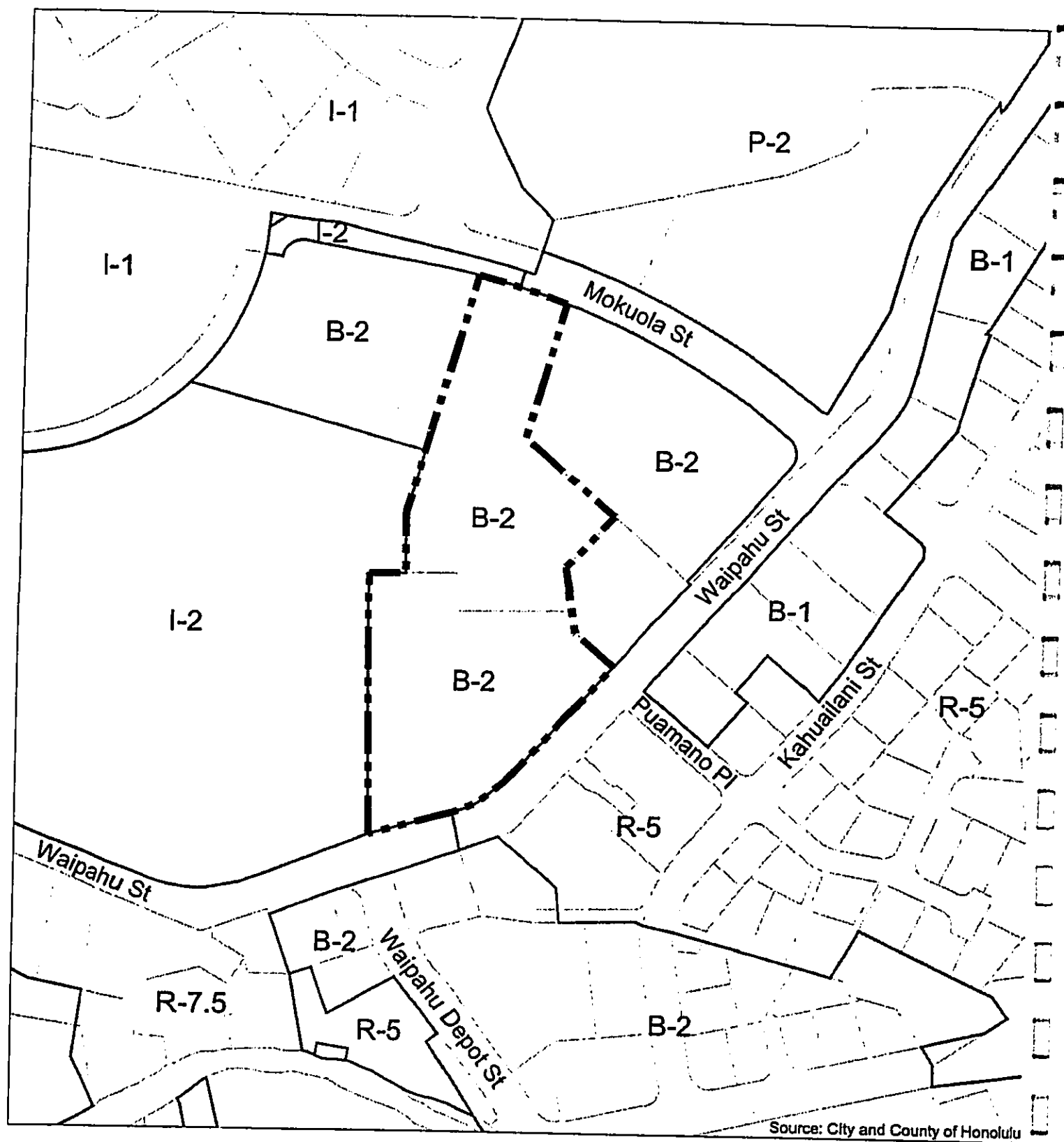
Discussion: The Leeward YMCA site is zoned Business (B-2) (Figure 5). According to the LUO (Section 21-3.110): "The intent of the B-2 community business district is to provide areas for community-wide business establishments, serving several neighborhoods and offering a wider range of uses than is permitted in the B-1 district." For zoning purposes the Leeward YMCA is considered a meeting facility, which are defined in the LUO as: "permanent facilities for recreation, social or multipurpose use. These may be for organizations operating on a membership basis for the promotion of members' mutual interests or may be primarily intended for community purposes." Meeting facilities are a permitted use in the B-2 district.

3.5 LIST OF PERMITS

The following permits will be required as part of the project:

Table 1
Required Permits and Approvals

Permit/Approval	Responsible Agency
ADA Accessibility	Disability and Communication Access Board
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition work	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
Places of Assembly	Honolulu Fire Department
Sewer Connection Permits	Department of Planning and Permitting
Water	Board of Water Supply



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
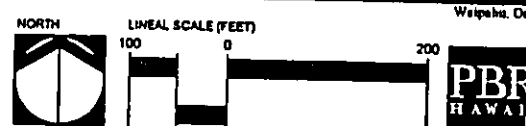
-  Leeward YMCA
-  County Zoning Boundary
- B-1: Neighborhood Business
- B-2: Community Business
- P-2: General Preservation
- I-1: Limited Industrial
- I-2: Intensive Industrial
- R-5: Residential
- R-7.5: Residential

Figure 5
County Zoning

Leeward YMCA



4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION, AND MITIGATIVE MEASURES

The environment surrounding the Leeward YMCA includes the physical or natural environment and the human or social environment. This section describes the existing conditions, potential impacts to the environment, and mitigative measures.

4.1 HUD ENVIRONMENTAL REQUIREMENTS

Because the YMCA of Honolulu will be receiving a Community Development Block Grant for the proposed Leeward YMCA improvements, this draft environmental assessment is being prepared in compliance with HUD environmental requirements. The following information is provided in fulfillment of the requirements of HUD Form HUD-4128 and the HUD Statutory Checklist.

4.1.1 Coastal Barrier Resources/Coastal Zones

The site of the Leeward YMCA is not located within a coastal barrier designated on a current FEMA flood map or a Department of Interior coastal barrier resources map.

The proposed improvements to the Leeward YMCA are consistent with the Hawai'i Coastal Zone Management (CZM) program and meet the criteria of the general consistency certification approved by the State of Hawai'i Department of Business, Economic Development, and Tourism.

Potential Impacts and Mitigative Measures

Because the Leeward YMCA is not located within a coastal barrier designated on a current FEMA flood map or a Department of Interior coastal barrier resources map, the proposed improvements will have no impact coastal barrier resources and no mitigative measures are proposed.

Because the proposed improvements to the Leeward YMCA are consistent with the Hawai'i Coastal Zone Management (CZM) program and meet the criteria of the general consistency certification approved by the State of Hawai'i Department of Business, Economic Development, and Tourism, no impacts to coastal zones are anticipated and no mitigative measures are proposed.

4.1.2 Floodplain Management

As identified by the Federal Insurance Rate Map (FIRM) (Figure 6)(City and County of Honolulu 150001, Panel 0240E, November 20, 2000) the Leeward YMCA is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.

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Potential Impacts and Mitigative Measures

Because the Leeward YMCA is located in an area where flood hazards are undetermined, and is out of the 100-year floodplain and the floodway, the proposed improvements are not expected to: 1) be highly susceptible to flooding; 2) change the 100-year floodplain; or 3) affect the floodway.

4.1.3 Historic Preservation/Historic Properties

With the closing of the O'ahu Sugar Company in 1995, then landowner Amfac Property Development Corporation, began seeking new uses for the mill site. The Amfac Commercial and Park project was proposed, as was the use of a portion of the mill site for the Leeward YMCA.

As part the process of redevelopment of the mill site various studies were prepared, including an environmental impact statement and an archaeological inventory survey. In 1996 the State of Hawai'i Department of Land and Natural Resources Historic Preservation Division reviewed and accepted the archaeological report. In their review comments the State Historic Preservation Division stated: "we believe it is unlikely that historic sites will be found and believe that this project will have 'no effect' on historic sites." Through this review process the State Historic Preservation Officer (SHPO) has been notified that the Leeward YMCA was proposed to be built at the former mill site and has provided comments. In addition the former mill site is not listed or eligible for listing on the National Register of Historic Places. Also it is not located within or directly adjacent to a historic district. Further, the site's area of potential effects do not include a historic district or property.

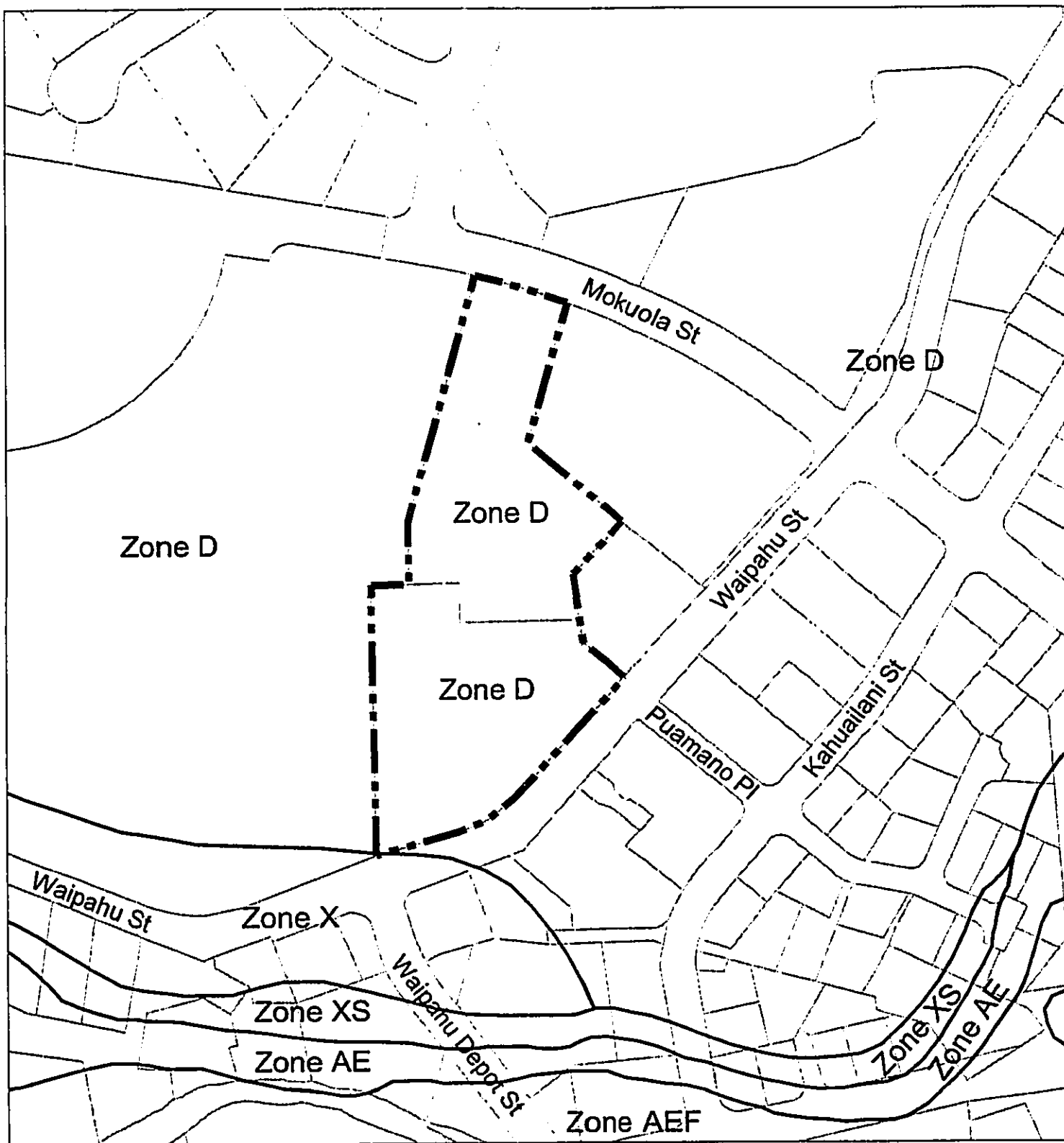
Potential Impacts and Mitigative Measures

While the O'ahu Sugar Company mill site is not listed or eligible for listing on the National Register of Historic Places, it is an important part of Waipahu's history and culture. The YMCA has already renovated the former Administration Building and Human Resources Building for use for YMCA programs and services. As part of the proposed improvements, the generator building will also be renovated. The mill smokestack—possibly Waipahu's most dominate landmark and a lasting physical reference to Waipahu's history and cultural roots as a plantation town—will also be retained and incorporated in to the overall Leeward YMCA site plan.



4.1.4 Noise/Noise Abatement

The Leeward YMCA is located approximately five miles from Hickam Air Force Base, approximately six miles from Honolulu International Airport, approximately seven miles from Wheeler Air Force Base, and approximately 7 miles from the Barbers Point Naval Air Station.

An acoustic study for the Leeward YMCA site was prepared in 1996 as part of the Amfac Commercial and Park environmental impact statement (EIS). The EIS was prepared to assess the impacts of converting the O'ahu Sugar Company Mill complex into the Amfac Commercial and Park project, which includes the Leeward YMCA site. The acoustic study considered traffic noise level



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-  Leeward YMCA
-  Flood Zone Boundary
- D: Undetermined but possible flood hazards
- X: Outside the 100-year and 500-year floodplains
- XS: Minimal flood hazards
- AE: 100-year floodplain
- AEF: Floodway area in Zone AE

Source: City and County of Honolulu

Figure 6
Flood Insurance Rate Map

Leeward YMCA



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increases and impacts associated with the Amfac Commercial and Park project within the project site as well as along public roadways expected to service the project.

Current sources of noise near the Leeward YMCA include vehicle and air traffic. The Alexander and Baldwin Industrial subdivision to the west of the Leeward YMCA property could possibly be a source of noise in the future, although presently much of the subdivision is vacant. There are no residential uses adjacent to the property. None of the existing or proposed uses for the former O'ahu Sugar Company mill complex are noise sensitive uses.

Potential Impacts and Mitigative Measures

While the Leeward YMCA is within several miles of a civil airport and military airfields, it is believed to be outside of the 55 db contour line for all of the surrounding air facilities. According to 24 CFR, Subpart B, Section 51.101(a)(8), "sites with a day-night average sound level of 65 and below area acceptable and allowable".

The proposed improvements to the Leeward YMCA do not involve residential development or development in noise sensitive areas. According to the acoustic study prepared in 1996 for the Leeward YMCA site as part of the Amfac Commercial and Park environmental impact statement, traffic noise increases resulting from project generated traffic are not considered to be significant and are not expected to generate adverse noise impacts.

Long-term noise impacts due to the proposed Leeward YMCA improvements are not expected to be significant. Since a substantial increase in noise sources is not anticipated, noise levels are not expected to significantly increase over existing levels.

Short term noise impacts will be generated during construction. Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts. All project activities will comply with the State Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control" and will be monitored to ensure compliance.

Because long-term noise levels are not expected to be significant, no noise mitigation measures are planned as part of the project.

4.1.5 Hazardous Industrial Operations and Thermal/Explosives

Industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks are not adjacent to or visible from the Leeward YMCA site.

The proposed improvements to the Leeward YMCA will expose neither people or buildings to explosive or flammable fuels or chemical containers.

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Potential Impacts and Mitigative Measures

Because industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks are not adjacent to or visible from the Leeward YMCA site, no potential impacts from hazardous industrial operations are anticipated and no mitigative measures are proposed.

Because the proposed improvements to the Leeward YMCA will expose neither people or buildings to explosive or flammable fuels or chemical containers, no impacts are expected and no mitigative measures are proposed.

4.1.6 Airport Hazards/Airport Clear Zones

The Leeward YMCA is located approximately five miles from Hickam Air Force Base and approximately six miles from Honolulu International Airport.

Potential Impacts and Mitigative Measures

Because the Leeward YMCA is located approximately five miles from Hickam Air Force Base and approximately six miles from Honolulu International Airport there will be no impacts to airport clear zones and no mitigative measures are proposed.

4.1.7 Protection of Wetlands

The Leeward YMCA is not located within or adjacent to a wetland identified by or delineated on USDI Fish & Wildlife Service Honolulu, Hawai'i USGS Quadrangle Map. The nearest wetland is located approximately one-third of a mile from the site. The nearest coastline is approximately one half mile from the site.

Potential Impacts and Mitigative Measures

Because the Leeward YMCA is not located within or adjacent to a wetland the proposed improvements will have no impact on wetlands and no mitigative measures are proposed.

4.1.8 Toxic Chemicals and Radioactive Materials

A Phase II (ASTM) report has been prepared for the former O'ahu Sugar Company mill site. Although the report makes specific recommendations regarding site clean up related to the former uses on the site, the areas of concern appear to be located outside of the Leeward YMCA site.

The Leeward YMCA site:

- 1) Is not near an industry disposing of chemicals or hazardous wastes;
- 2) Is not on an EPA Superfund National Priorities CERCLA, or equivalent State list;

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- 3) Is not located within 3,000 feet of a toxic or solid waste landfill site; and
- 4) Does not have an underground storage tank.

In addition, there are no unresolved concerns that could lead HUD to be determined to be a Potential Responsible Party (PRP).

Potential Impacts and Mitigative Measures

Because the Leeward YMCA site was previously used as sugar mill, there were concerns related to the historical use of chemicals used, stored, or spilled on site. Because of these concerns, a Phase II (ASTM) report was prepared. Although the report cites concerns for some areas of the entire mill complex site, these areas appear to be located outside of the Leeward YMCA site. As such, no potential impacts from the past use of chemicals on the site are anticipated and no mitigative measures are proposed.

4.1.9 Endangered Species/Flora and Fauna

The Department of Interior list of Endangered Species and Critical Habitats has been reviewed and the Leeward YMCA is not likely to affect any listed or proposed endangered or threatened species or critical habitats.

As the former O'ahu Sugar Company mill complex, the site of the Leeward YMCA has been highly modified for industrial use over the past century. As a result, no threatened or endangered plant or animal species are known to exist on the Leeward YMCA. Further, the existing vegetation is representative of introduced species and the site is not known to be a habitat for any threatened or threatened or endangered plant or animal species.

In addition, no wetlands, streams, estuaries, or other habitats that could accommodate threatened or endangered plant or animal species are present on the Leeward YMCA property or the surrounding area. The flora consists of exotic weedy species due to previous disturbance (clearing), and industrial and residential use of the land. Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats and dogs, were sighted or are presumed to exist on the site.

Potential Impacts and Mitigation Measures

New landscaping, including trees, will be provided as part of the proposed Leeward YMCA improvements. Plant materials will be selected to maximize the efficient use of irrigation water while enhancing the urban setting. The use of native plants will be considered where site conditions and aesthetic considerations permit.

The proposed Leeward YMCA improvements should not have a negative impact to birds or introduced wildlife in the area. Birds and the introduced wildlife will most likely benefit from landscape improvements.

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4.1.10 Sole Source Aquifers/Water Quality

According to the HUD-EPA (Region IX) Sole Source Aquifer Memorandum of Understanding of 1990, the Leeward YMCA need not be referred to EPA for evaluation because it involves the construction of public facilities that will be served by an existing publicly owned and operated sewerage system (Section II.B.1).

Potential Impacts and Mitigation Measures

Because the Leeward YMCA will be served by an existing publicly owned and operated sewerage system, no impacts to aquifers are anticipated and no mitigative measures are proposed.

4.1.11 Farmland Protection

The proposed improvements to the Leeward YMCA will not require the conversion of farmland to non-agricultural uses. According to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) system, the Leeward YMCA site is located within "Existing Urban Development" and does not include lands classified as "Prime," "Unique," or "Other Important" agricultural land (Figure 7). In addition, the State Land Study Bureau Detailed Land Classification system has classified the Leeward YMCA site as "Urban."

Potential Impacts and Mitigation Measures

Since the site of the Leeward YMCA is not considered farmland, the proposed improvements will have no impact on farmland and no mitigative measures are proposed.

4.1.12 Flood Insurance

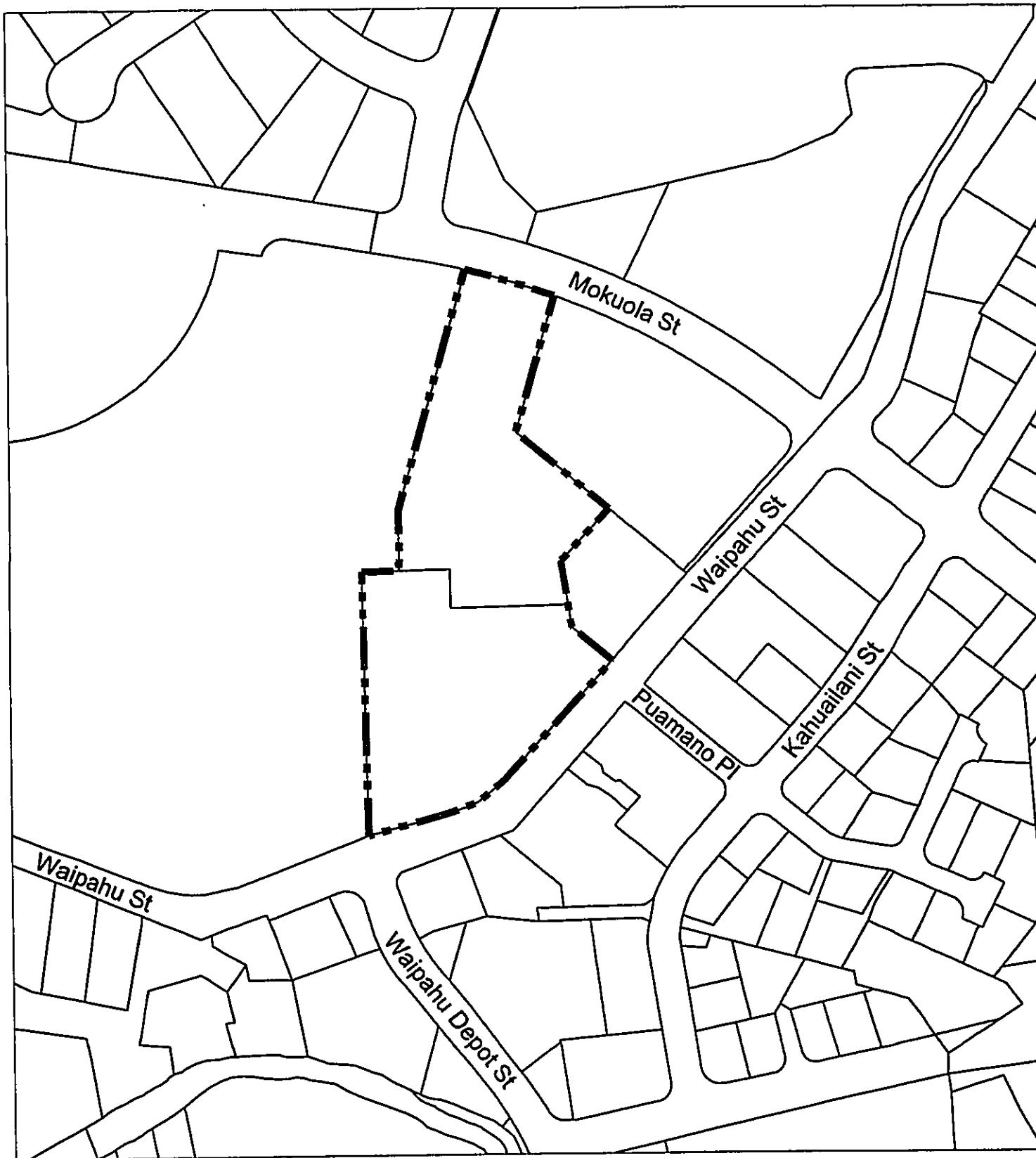
The Leeward YMCA is not within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM). As identified by the FIRM (Figure 6)(City and County of Honolulu 150001, Panel 0240E, November 20, 2000) the Leeward YMCA is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigation Measures

Because the Leeward YMCA is not within a Special Flood Hazard Area identified on a current FIRM, flood insurance protection is not required.

4.1.13 Environmental Justice

The Leeward YMCA is located in a predominantly minority and low-income neighborhood, however the Leeward YMCA site and the surrounding neighborhood do not suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at large.



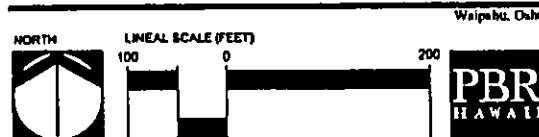
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- Leeward YMCA
- Prime Lands
- Other Lands
- Outside ALISH Lands

Source: -City and County of Honolulu
 -State of Hawaii, Department of Agriculture
 -State of Hawaii, Office of Planning

Figure 7
 Agricultural Lands of Importance to
 the State of Hawaii (ALISH)

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Potential Impacts and Mitigation Measures

The proposed Leeward YMCA improvements will strengthen the Leeward YMCA's ability to carry out the mission of the YMCA of Honolulu, which is to put "Christian principles into practice through programs that build healthy spirit, mind, and body for all." The long-term result will enhance the social fabric and well-being of the community and contribute to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well-being.

In addition, the adaptive reuse of the existing structures of the O'ahu Sugar Company Mill site will contribute toward the revitalization of Waipahu, while at the same time retaining the historic aspects of the mill site. It is also expected that the Leeward YMCA, along with the adjoining Filipino Community Center, will provide vital social centers for Waipahu, similar to how the old mill comprised the social heart of the Waipahu during the plantation era.

As such the notion of environmental justice has been evaluated and there will be no activity performed with HUD funds that will in any way create discrimination or isolation of minority or low class income individuals based on the siting or purpose of the Leeward YMCA.

4.1.14 Unique Natural Features and Areas

The Leeward YMCA site is in a urban area and is not near unique natural features or near public or private scenic areas. Because the site and the surrounding area was previously used for decades as a sugar plantation, there are no other unique natural resources visible on the site or in the vicinity.

Potential Impacts and Mitigative Measures

Because the Leeward YMCA site is in a urban area and is not near unique natural features or near public or private scenic areas, natural resources will not be adversely affected or affect the project and no mitigative measures are warranted or proposed.

4.1.15 Site Suitability, Access, and Compatibility with Surrounding Development

The Leeward YMCA site has not been used as a dump, sanitary landfill, or a mine waste disposal area.

There is paved access to the site.

There is no indication of:

- Distressed vegetation
- Waste materials/containers
- Soil staining, pools of liquid
- Loose/empty drums
- Oil/chemical spills

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- Abandoned machinery, cars, refrigerators, etc.
- Transformers, fill/vent pipes, pipelines, drainage structures

The proposed Leeward YMCA improvements are compatible with the surrounding area in terms of:

- Land use—the surrounding land uses are urban
- Height, bulk, mass—the proposed improvements primarily will be renovation of an existing building
- Building type (low/high-rise)
- Building density

The Leeward YMCA will not be unduly influenced by:

- Building deterioration
- Postponed maintenance
- Obsolete public facilities
- Transition of land uses
- Incompatible land uses
- Inadequate off-street parking

There are no air pollution generators nearby that would adversely affect the site, such as

- Heavy industry
- Incinerators
- Power generating plants
- Oil refineries
- Cement plants
- Large parking facilities (1,000 or more cars)—the Waialeale shopping center is approximately one half mile away
- Heavy traveled highway (6 or more lanes)—the H-1 freeway is approximately one half mile away

Potential Impacts and Mitigative Measures

The proposed Leeward YMCA improvements are consistent with the existing uses on the site and the surrounding area. The improvements will contribute to the well-planned growth of Waipahu by creating, along with the adjoining Filipino Community Center, a community and social center. In addition, the adaptive reuse of the mill buildings will retain Waipahu's sugar heritage and sense of place. Finally, compared to the run-down condition of the former mill buildings the proposed improvements will improve the overall physical appearance of Waipahu.

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4.1.16 Soil Stability, Erosion, and Drainage

The Leeward YMCA site generally has average slopes of one to seven percent. There is no evidence of slope erosion or unstable slope conditions on or near the site. Further there is no evidence of ground subsidence, high water table, or other unusual conditions on the site.

There is no visual evidence of soil problems (foundation cracking or settling, basement flooding, etc.) in the neighborhood of the site.

Soil borings to address the soil stability of the site have not been made, however, because of the past use of the site for industrial uses (including substantial buildings and heavy machinery), it is unlikely that the soils of the site are unstable, marginal, or unsatisfactory.

There is no indication of cross-lot runoff, swales, or drainage flows on the property. In addition, there are no visual indications of filled ground. Further there are no active rills or gullies on the site.

Wastewater from the Leeward YMCA flows into the City and County of Honolulu sewer system, therefore a report of the soil conditions suitable for on-site septic systems has not been prepared or submitted.

Because of the previous use of the site as the O'ahu Sugar Company mill and decades of urban uses, a soils report is not deemed necessary, nor are structural borings or a dynamic soil analysis/geological study deemed necessary.

Potential Impacts and Mitigative Measures

During the construction phases of the project, there is a potential for the generation of dust and for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable Federal, State, and City regulations. Prior to issuance of a grading permit by the City and County of Honolulu, an erosion control plan and best management practices required will be submitted describing the implementation of appropriate erosion control measures. These generally include use of cut-off ditches, temporary ground cover, and use of detention areas. In addition, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping along the roadway will serve as long-term erosion control for unpaved areas.

4.1.17 Nuisances and Hazards

The Leeward YMCA will not be affected by the following natural hazards:

- Faults, fracture
- Cliffs, bluffs, crevices
- Slope-failures from rains
- Unprotected water bodies
- Fire hazard materials

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- Wind/sand storm concerns
- Poisonous plants, insects, animals
- Hazardous terrain features

The Leeward YMCA will not be affected by the following built hazards and nuisances:

- Hazardous streets
- Dangerous intersections
- Through traffic
- Inadequate separation of pedestrian/vehicle traffic
- Inadequate screened drainage catchments
- Hazards in vacant lots
- Chemical tank-car terminals
- Other hazardous chemical storage
- Children's play areas located next to freeway or other high traffic ways
- Inadequate street lighting
- Quarries or other excavations
- Dumps/sanitary landfills or mining
- Railroad crossing
- High-pressure gas or liquid petroleum transmission lines on site
- Overhead transmission lines
- Hazardous cargo transportation routes
- Oil or gas wells
- Industrial operations

The Leeward YMCA will not be affected by the following nuisances:

- Gas, smoke, fumes
- Odors
- Vibration
- Glare from parking area
- Vacant/boarded-up buildings
- Unsightly land uses
- Front-lawn parking
- Abandoned vehicles
- Vermin infestation
- Industrial uses

Potential Impacts and Mitigative Measures

The proposed Leeward YMCA improvements will not be affected by or affect natural hazards. For more information on natural hazards specific to Hawai'i see Section 4.2.4. The proposed improvements also will not be affected by built hazards and nuisances such as roadway traffic, inadequate drainage, or odors and vibrations, as these problems either do not exist on the site or site plan has been designed to minimize such problems.

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4.1.18 Water, Supply, Sanitary Sewers, and Solid Waste Disposal

The Leeward YMCA site is served by adequate and acceptable:

- Municipal water supply
- Municipal sanitary sewers and waste water disposal
- Private trash collection and solid waste disposal

Potential Impacts and Mitigative Measures

For more information on infrastructure systems see section 4.2.10.

4.1.19 Schools, Parks, Recreation, and Social Services

The local school system is not expected to be negatively impacted by the proposed improvements to the Leeward YMCA. The Leeward YMCA currently offers the following programs that are complementary to the public school system:

- A+ After School Programs at public elementary schools
- Before school and after school programs on site
- Holiday/Summer Fun
- S.T.A.R.S. teen performing arts program
- Youth Sports (flag football)

Hans L'Orange Park is directly across Mokuola Street from the Leeward YMCA.

Social services will be available on the Leeward YMCA site, including the following programs currently being offered by the Leeward YMCA:

- Substance abuse prevention programs for teens
- Teen action programs
- Youth Employment Programs

4.1.20 Emergency Health Care, Fire, and Police Services

Emergency health care providers are located within a reasonable proximity to the Leeward YMCA. The closest hospital with 24-hour emergency services is the St. Francis West Medical Center. The approximate response time from the St. Francis West Medical Center to the Leeward YMCA is approximately 10 minutes by ambulance service.

Police services are located within a reasonable proximity to the Leeward YMCA. The City and County of Honolulu Police Department maintains a Waipahu Substation that is open 24 hours a day. The approximate response time from the Waipahu Substation to the Leeward YMCA is three minutes.

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Municipal fire fighting protection is provided by the Waipahu Fire Station located on Leonui Street. The approximate response time from Waipahu Fire Station to the Leeward YMCA is four to six minutes.

Potential Impacts and Mitigative Measures

There may be an unavoidable and occasional need for emergency health care services. However, the Leeward YMCA is not expected to have a long-term adverse impact on emergency medical services.

There may be an occasional and unavoidable demand for police protection services associated with Leeward YMCA, however, it is anticipated that the existing police service will not be adversely affected by the proposed improvements.

There may be an occasional and unavoidable demand for fire protection services associated with the Leeward YMCA. Existing levels of fire protection services and facilities are considered adequate to service the proposed project. The applicant will advise the Fire Department of project implementation to permit adequate planning and advance notice of project completion.

4.1.21 Commercial/Retail and Transportation

Commercial/Retail

Commercial/Retail shopping services are located in the vicinity of the Leeward YMCA along Waipahu Street. The Alexander and Baldwin Industrial subdivision is located to the north of the Leeward YMCA.

The Leeward YMCA is accessible to employment, shopping, and services by both public transportation and private vehicle. Fixed route bus service is provided to Waipahu by the City Department of Transportation Services, which currently contracts with O'ahu Transit Services (OTS) for operation of TheBus. Waipahu is serviced by seven bus routes, #47, #48, #49, #50, #51, #52, and #62.

The approaches to the Leeward YMCA are convenient, safe, and attractive.

Potential Impacts and Mitigative Measures

The proposed improvements to the Leeward YMCA are expected to have a positive impact on nearby commercial and other services.

Although the proposed improvements may increase the number of people traveling to the Leeward YMCA by bus, this potential increase in bus ridership is not expected to be significant.

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4.1.22 Air Quality

In general, air quality in Hawai'i is excellent due to the predominant northeast trade winds. Some localized conditions, such as heavy traffic at intersections, can negatively impact air quality. Air quality in the vicinity of the Leeward YMCA is most likely affected by emissions from motor vehicle traffic on nearby roadways.

According to the Environmental Protection Agency (EPA) there are no "non-attainment" sites in the State of Hawai'i. A non-attainment area is defined as a locality where air pollution levels persistently exceed National Ambient Air Quality Standards.

Because there are no "non-attainment" sites in Hawai'i, the entire state is considered by the EPA to be in attainment for all criteria pollutants. Thus the Leeward YMCA is located within an "attainment area." To ensure that existing air quality continues, both Federal and State standards have been established to identify ambient air quality conditions and potential changes as they may occur in the future.

Potential Impacts and Mitigative Measures

Long-term air quality impacts are not expected due to the proposed improvements at the Leeward YMCA. Because air quality in Waipahu is primarily impacted from vehicle emissions, and because the proposed improvements are not expected to substantially increase traffic in the area, it may be concluded that the proposed improvements will not substantially alter air quality in the vicinity.

Short-term air quality impacts due to the proposed improvements may result from construction activities. During construction, air quality in the area may be impacted by exhaust generated from construction equipment and fugitive dust. All construction activities will implement best management practices to reduce any negative air quality impacts and comply with the provisions of Hawai'i Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust. A combination of measures such as watering exposed soils, minimizing the amount of disturbed area, and rapid establishment plant materials will be implemented as appropriate. Exhaust emissions from construction equipment are not likely to exceed established air quality standards.

4.2 ADDITIONAL ENVIRONMENTAL CONSIDERATIONS

The following additional environmental considerations are provided in addition to the HUD environmental requirements in fulfillment of the State of Hawai'i Environmental Impact Statement Law (Chapter 343, HRS).

4.2.1 Climate

In Waipahu, trade wind showers are relatively common and although heavy rains occur at times, most of the showers are light and of short duration. Normal annual rainfall is greater than 40 inches, three-fourths of which occurs during the wet season from October through April. Normal

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precipitation in January, the wettest month, is over 6 inches, and in June, the driest month, averages one and one-half inches.

Surface winds are generally around 13 to 24 miles per hour from the northeast. There are some seasonal changes in prevailing wind direction in winter with southerly Kona winds. Strong winds do occur at times in connection with storm systems moving through the area. Daily variations include diurnal effects of winds from the southwest quadrant during the night and morning hours, shifting to the northeast during the day.

Potential Impacts and Mitigative Measures

The proposed improvements to the Leeward YMCA are not expected to have a significant effect on climatic conditions and no mitigative measures are planned. Project landscaping may help to decrease any localized temperature increases resulting from the increase in paved areas.

4.2.2 Topography

The Leeward YMCA site generally has average slopes of one to seven percent. Until 1995, the site and the surrounding area was used as a sugar mill and plantation. As a result, the original topography has been altered from its natural state. The area surrounding the Leeward YWCA generally has average slopes of 1 to 7 percent, with the ground surface generally sloping in the southerly (makai) direction.

Potential Impacts and Mitigative Measures

The site already has been extensively modified by improvements related to the O'ahu Sugar Company mill. The proposed improvements will require vegetation removal, earthwork, and grading. All grading operations will be conducted in full compliance with dust, erosion control and other requirements of the City and County of Honolulu Grading Ordinance. All construction activities will comply with the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, on fugitive dust. A grading permit is required to modify the topography.

4.2.3 Soils

There have been three soil suitability studies prepared for Hawai'i whose principal focus has been on describing the physical attributes of land and the relative productivity of different land types for agricultural production. These are (1) the Land Study Bureau Detailed Land Classification, (2) the U.S. Department of Agriculture Soil Conservation Service Soil Survey, and (3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

4.2.3.1 Land Study Bureau Detailed Land Classification

The Land Study Bureau Detailed Land Classification (1965 through 1972) series was produced by the Land Study Bureau (LSB) of the University of Hawai'i for each island. The LSB classification system groups land into homogeneous units called Land Types, describes their condition and

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environment, delineates the areas on aerial photo base maps, rates the lands on their overall quality (productivity) in relation to other lands, and appraises their performance under selected alternative agricultural crops. This series of reports were produced with the intention of developing a land inventory and productivity evaluation based on statewide "standards" of crop yields and levels of management.

The Leeward YMCA site has been used for urban and industrial uses for nearly a century. The parcel has therefore, not been classified under the Land Study Bureau system since its uses foreclosed an agricultural crop production potential.

4.2.3.2 Soil Conservation Service Soil Survey

The Soil Conservation Service Soil Survey (1972) series for each island was prepared by the U.S. Department of Agriculture Soil Conservation Service (SCS) and the University of Hawai'i Agricultural Experiment Station. These reports are somewhat similar to those of the Land Study Bureau, except that they are patterned after a soil classification procedure adapted for nationwide, uniform application. Soil types are ranked according to their suitability for most kinds of crops. Also provided are listings of crops commonly grown on the soil types and their expected productivity under present management.

The USDA Soil Survey classifies the Leeward YMCA site as containing mostly silty clay soils of the Waipahu Series, (WzC and WzA) which are characterized as generally level soils in areas with rainfall of 25 to 35 inches annually. Runoff is medium and the erosion hazard is moderate.

4.2.3.3 Agricultural Lands of Importance to the State of Hawai'i

The Agricultural Lands of Importance to the State of Hawai'i (ALISH) (1977) system includes the entire state. The ALISH system consists of the mapped identification of three broad classes of agricultural land based, in part, on the criteria established by the Soil Conservation Service; Prime, Unique, and Other Important Agricultural Land.

The Leeward YMCA site is not classified in any category by the ALISH system most likely due to its use of the past century for urban and industrial uses (Figure 7).

Potential Impacts and Mitigative Measures

During the construction phases of the project, there is a potential for the generation of dust and for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable Federal, State and City regulations. Prior to issuance of a grading permit by the City and County of Honolulu, an erosion control plan and best management practices required for the NPDES permit will be submitted describing the implementation of appropriate erosion control measures. These generally include use of cut-off ditches, temporary ground cover, and use of detention areas. In addition, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping along the roadway will serve as long-term erosion control for unpaved areas.

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4.2.4 Natural Hazards

Natural hazards affecting the Hawaiian Islands include hurricanes, volcanic eruptions, earthquakes, and flooding. Volcanic hazards in the area are considered minimal due to the extinct status of former volcanoes that comprise O'ahu.

Most earthquake activity in Hawai'i is related to volcanic rather than tectonic activity. Thousands of small earthquakes occur in Hawai'i each year, and moderate and disastrous earthquakes have rocked the islands in the past. Seismic hazards in the area are no greater than other locations on O'ahu.

Hurricanes have directly impacted Hawai'i twice in the past two decades. Both events were centered on Kaua'i. Hurricane 'Iwa struck in 1982 and Hurricane 'Iniki in 1992. While these events are relatively rare in Hawai'i, they do occur, and call for advanced planning and state and county policy considerations. The Waipahu area, as the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes.

As identified by the Federal Insurance Rate Map (FIRM) (Figure 6), the Leeward YMCA is located outside of the 100-year floodplain boundary and outside of the floodway boundary. It is within "Zone D." The Zone D designation indicates areas where flood hazards are undetermined.

Potential Impacts and Mitigation Measures

The improvements to the Leeward YMCA will not exacerbate any natural hazard conditions. The improvements will be constructed in compliance with all City requirements, although these requirements do not preclude potential damage from earthquakes or other natural hazards. Landscaping, particularly trees may be subject to damage from hurricanes and possibly from earthquakes.

4.2.5 Archaeological and Historic Resources

Several archaeological surveys or reconnaissance surveys have been conducted in the Waipahu area and in the vicinity of the Leeward YMCA. In 1996, Paul L. Cleghorn, Ph.D. (1996) of Pacific Legacy, Inc. conducted an archaeological survey for the area proposed to be developed into the AMFAC Commercial and Park project (which includes the Leeward YMCA property) to determine if any potentially significant archaeological resources are present on the property. The study entailed research of previous studies and a surface survey. No traditional archaeological sites were observed on the surface of the project area.

In 1993 and 1994, Robert L. Spear (1993, 1994) conducted two reconnaissance surveys for the Amfac Industrial Subdivision area proposed for the area adjacent to the AMFAC Commercial and Park project. No archaeological sites were found and Spear concluded that the area had been extensively disturbed. Other earlier studies by McAllister (1933), Cox and Stasack (1970), and Folk (1990) were researched. Folk recorded three historic-period dressed stone walls along Waipahu Street and dressed curbstones along Waipahu Street and Makaaloha Street. The wall segments along

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Waipahu Street range in height from 0.2 to 3.0 m and are constructed of basalt boulders which have been flaked and dressed to form rectangular blocks. It appeared that the walls were constructed without mortar.

An open excavation trench was observed in the area northeast of the AMFAC Commercial and Park project. The trench revealed that approximately 40 cm of fill has been deposited over the area. Much of the fill contains coral gravel which was observed scattered over most of the unpaved surface in the vicinity of the mill. The excavation trench also showed deeper disturbance (a pipe and wooden post) extending to a meter below surface. These data suggest that there is a low likelihood that subsurface archaeological deposits occur within the area. However, there may be a possibility that historic period deposits may be present.

Cleghorn (1996) concluded that no traditional archaeological sites were found in the AMFAC Commercial and Park area (which includes the Leeward YMCA site) and it appears unlikely that there will be potentially significant subsurface archaeological deposits of prehistoric age in the area.

In 1996, State Historic Preservation Division reviewed and accepted the archaeological report by Cleghorn. In their review comments, the State Historic Preservation Division stated: "we believe it is unlikely that historic sites will be found and believe that this project will have 'no effect' on historic sites."

Based on the studies of the Leeward YMCA site and the immediate vicinity and the comments from the State Historic Preservation Division, it is concluded that it is unlikely that any significant archaeological sites will be found.

Potential Impacts and Mitigation Measures

Because no significant archaeological resources are expected to be found on or in the area of the Leeward YMCA, no potential impacts are anticipated. Despite the unlikeliness of finding archaeological resources, all construction plans will include the following language as normally recommended by the State Historic Preservation Division:

Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division at 692-8015 which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.

4.2.6 Cultural Impacts

Before the 19th century, Hawaiians had cleared much of the land and settled in the Waipahu area, which, at the time, was a wealthy source of fishing resources. As many as 27 fish ponds ringed the shoreline. These ponds were the property of the ali'i of the area. The abundant fresh water in the area supported numerous taro lo'i. Although the ahupua'a, was called "Waikele" by the early

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Hawaiians, the area eventually became known as "Waipahu." The name "Wai-pahu" which means "bursting water" or "water bursting from underground," referred to the natural springs that once characterized the area. It was also home of the legendary shark goddess Ka'ahupahau.

Historically, Waipahu evolved as a result of its economic mainstay, the O'ahu Sugar Company. Originally called O'ahu Plantation, the sugar operation was established in 1897 and was a major determinate of the town's growth and prosperity. With expansive amounts of land, abundant water, and a newly installed railway system, the OR&L, which linked the Leeward area to the port of Honolulu, Waipahu gradually changed from a fishing and wetland farming community to a successful sugar plantation town.

As a primary source of employment, the plantation attracted a mixture of immigrant workers, which formed a community of various cultures, traditions, and lifestyles. Waipahu became a classic example of a sugar plantation town. For Waipahu, the most widely recognized element of its past is its sugar plantation heritage.

Potential Impacts and Mitigation Measures

With the closure of the mill and sugar operations in 1995 the stage was set for a new era of Waipahu. As part of this new era, the Leeward YMCA will contribute toward the revitalization of Waipahu, while at the same time retaining the historic aspects of the mill site through adaptive reuse of the mill buildings. As part of this adaptive reuse, the mill smokestack will be retained on the site of the Leeward YMCA to provide a historical landmark and a link to Waipahu's plantation heritage. It is also expected that the Leeward YMCA, along with the adjoining Filipino Community Center will, provide vital social centers for Waipahu, similar to how the old mill comprised the social heart of Waipahu during the plantation era. As one resident stated: "Waipahu is exploding with new people and stores. A YMCA would anchor the community. I hope they build a big one." (quoted in the Community Needs Assessment, Phil Balducci & Associates, Inc., 2001).

4.2.7 Economic Impacts

The YMCA of Honolulu (parent organization of the Leeward YMCA) is a not-for-profit organization. Its major sources of funding are: 1) membership and program fees; 2) government contracts for services such as the A+ After School Program and counseling for at-risk youth; and 3) donations from individuals, corporations, and foundations. The YMCA of Honolulu's annual budget is \$18 million.

The YMCA of Honolulu has 160 full-time employees, 800 part-time employees, and 2,600 volunteers. More than 300 community volunteers serve on the YMCA of Honolulu's corporate and branch boards.

Currently, the Leeward YMCA has 13 full-time employees and 96 part-time employees.

The proposed Leeward YMCA improvements are estimated to cost \$8,000,000.

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Potential Impacts and Mitigation Measures

The proposed improvements will generate short-term construction employment and associated other jobs in the economy generated by sales to construction companies or the expenditure of wages by workers.

After construction of the proposed improvements it is estimated that there will be 13 additional full-time employees and 36 additional part-time employees (a full-time equivalent of 30.5 jobs). At least 51 percent of these jobs will be available to low and moderate income persons.

In the larger context, the expansion of the Leeward YMCA will allow the YMCA to provide increased programs and services. The goal of these programs and services is to positively enhance the social fabric and well being of the community, ultimately contributing to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well being.

4.2.8 Social Impacts

Waipahu was a busy plantation town for nearly a century, centered around the operations of the O'ahu Sugar Mill. The plantation prospered for decades. O'ahu Sugar workers lived in camps throughout the surrounding region, and Waipahu grew below the mill site. Its shops served a wide region.

The O'ahu Sugar Mill ceased operations in 1995 and today, Waipahu stands at the center of urban growth on O'ahu, lying at the intersection of the island's major highways and between O'ahu's urban core and the areas designated for future urban expansion. Development in Central O'ahu and 'Ewa will continue to have an impact on Waipahu.

Waipahu's population has grown steadily over the last 100 years. By 1990, Waipahu had 51,295 residents. Of these, 31,364 persons (61%) were in the area of historic Waipahu Town. While there is a slightly younger population in Waipahu than on O'ahu as a whole, some areas in Waipahu Town have large numbers of persons over 65 years of age. Waipahu residents are less likely than others on O'ahu to have moved in the last five years, especially ones living near the mill.

Waipahu is viewed by many in Hawai'i as a predominantly Filipino community. In Waipahu Town, Filipinos comprise the largest ethnic group (45.7%). Most of the population is Hawai'i-born (60.3%), but slightly more than a quarter of the residents are foreign-born (26.7%).

Waipahu is a working-class town. Approximately 44 percent of those living in Waipahu are working in service, precision craft, or operator/laborer jobs. The 1990 Census showed unemployment in Waipahu to be slightly higher (0.9% more) than for the island as a whole. The situation worsened during the 1990s. By early 1994, unemployment was estimated at 7 percent, when the island rate was 4.4 percent (Community Resources, Inc., 1994). In 1995, Waipahu lost jobs as O'ahu Sugar ceased operations and Arakawa Store closed.

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The 1990 Census data indicates that household income in Waipahu is comparable to the O'ahu annual average, but per capita income was significantly lower in Waipahu Town (\$10,888 versus \$16,256 for O'ahu in 1990).

Major community planning efforts have resulted in clear statements of community aims (*Waipahu Livable Communities Initiative* (1998), *The Waipahu Town Heritage Plan* (1996), the *Waipahu Town Plan: A Special Area Plan for Waipahu* (1995), and the *Waipahu 2000 Update* (1995). Looking at the possibility of future development, Waipahu residents stress the importance of:

- Preserving the plantation heritage;
- Parks and recreation areas;
- A Filipino community center;
- More parking; and
- Alleviating traffic congestion.

For Waipahu, redevelopment of the central commercial and industrial area supports community life.

According to the mission statement of the YMCA of Honolulu: "The YMCA of Honolulu is a fellowship dedicated to putting Christian principles into practice through programs that build healthy spirit, mind, and body for all." The YMCA of Honolulu's theme is "We build strong kids, strong families, and strong communities." In addition the YMCA of Honolulu is committed to promoting values. Specifically they focus on four core values—caring, honesty, respect, and responsibility.

The YMCA of Honolulu conducts programs in the following seven areas of emphasis:

- 1) Developing positive social values and leadership.
- 2) Strengthening families.
- 3) Developing healthy lifestyles.
- 4) Developing a sense of community.
- 5) Improving opportunities for youth at risk.
- 6) Promoting international and intercultural understanding.
- 7) Promoting appreciation and concern for the environment.

Potential Impacts and Mitigative Measures

The proposed Leeward YMCA improvements will strengthen the Leeward YMCA's ability to carry out the mission of the YMCA of Honolulu. The long-term result will enhance the social fabric and well being of the community and contribute to an educated and responsible citizenry with the abilities to positively contribute to Hawai'i's social and economic well being.

In addition, the adaptive reuse of the existing structures of the O'ahu Sugar Company Mill site will contribute toward the revitalization of Waipahu, while at the same time retaining the historic aspects of the mill site. As part of this adaptive reuse, the mill smokestack will be retained on the site of the Leeward YMCA to provide a historical landmark and a link to Waipahu's plantation heritage. It is also expected that the Leeward YMCA, along with the adjoining Filipino Community Center, will

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provide vital social centers for Waipahu, similar to how the old mill comprised the social heart of the Waipahu during the plantation era.

4.2.9 Traffic and Circulation

The Leeward YMCA site can be accessed from both Waipahu Street and Mokuola Street.

Waipahu Street is a two lane collector road that runs east-west between Kunia Road and Kamehameha Highway. It is a major collector/distributor road through Waipahu, serving residences, small commercial areas, parks, and schools. Certain segments of Waipahu Street are narrow with curving alignments. Near the Leeward YMCA, Waipahu Street is signalized at Depot Road, Mokuola Street, and Paiwa Street.

Mokuola Street is a two-lane street that currently runs north-south between Farrington Highway and Puko Street. Work is currently underway to connect Mokuola Street north of Puko Street to Managers Drive. When this connection is made, Mokuola Street/Managers Drive will become a major mauka-makai road aligned through the middle of the Waipahu town core. It will serve as the primary spine road for the Alexander and Baldwin Industrial Subdivision to the north of the Leeward YMCA site and to residences further north.

Potential Impacts and Mitigation Measures

As part of an environmental impact statement completed in 1997 for the Amfac Commercial and Park project (PBR HAWAII 1997), in 1996 a traffic report was prepared to analyze the potential traffic impacts and circulation needs of the Waipahu area in light of the redevelopment of the O'ahu Sugar Company mill site. Locating the Leeward YMCA on a portion of the mill site was included as one of the assumptions of the traffic report.

Under existing conditions (1996), the traffic report concluded that the intersection of Waipahu Street and Paiwa Street and the intersection of Waipahu Street and Mokuola Street were both operating at unacceptable levels of service (LOS E or F). Under future conditions, which are based on the assumptions of increased traffic from new development at the mill site (including the Leeward YMCA) and the connection of Mokuola Street with Managers Drive (among other assumptions) these intersections were expected to operate at LOS D, which is not an optimum level of service, but is considered acceptable.

4.2.10 Infrastructure

4.2.10.1 Water System

The Board of Water Supply owns and maintains the water system that services the Waipahu region.

The existing facilities of the Leeward YMCA are served from this system. In addition, in the vicinity of the Leeward YMCA, there is a 36-inch water main in the Alexander and Baldwin Industrial Subdivision.

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Potential Impacts and Mitigative Measures

The proposed Leeward YMCA improvements are estimated to accommodate up to 5,800 additional members and up to a full-time equivalent of 30.5 additional employees. However not all members will use the Leeward YMCA facilities each day. Based on a full-time equivalent amount of 600 members and staff at the site per day, and an estimated demand of 30 gallons per day per person, the members and staff will generate a demand of approximately 1,800 gallons of water per day.

All water system improvements will be designed in accordance with the Water System Standards and Approved Materials List and Standard Details for Water System Construction of the Board of Water Supply. It is assumed that the existing off-site water source, storage and transmission system is presently adequate to accommodate the additional demand. However, the availability of water will be determined when the Building Permit applications are submitted to the Board of Water Supply for review and approval.

When water is made available, the Leeward YMCA will be required to pay the Board of Water Supply Water System Facilities Charges for resource development, transmission, and daily storage. Further, the proposed improvements are subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements before the issuance of the Building Permit Applications.

For fire protection purposes, multi-storied buildings will be equipped with sprinkler systems. Fire hydrants will be installed within 150 feet anywhere along the first floor of buildings without sprinklers and within 150 feet of the face of buildings with sprinklers. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Fire Department.

4.2.10.2 Wastewater Facilities

The existing wastewater system in the area is owned and maintained by the City and County of Honolulu. A 12-inch sewer stub currently exists in the Alexander and Baldwin Industrial subdivision.

Potential Impacts and Mitigative Measures

Wastewater generated from the proposed Leeward YMCA improvements will be transmitted to the City and County of Honolulu sewer system.

The proposed Leeward YMCA improvements are estimated to accommodate up to 5,800 additional members and up to a full-time equivalent of 30.5 additional employees. However not all members will use the Leeward YMCA facilities each day. Based on a full-time equivalent amount of 600 members and staff at the site per day, and an estimated amount of wastewater of 25 gallons per person per day, the members and staff will generate approximately 1,800 gallons of wastewater per day.

The proposed wastewater system improvements will be designed and constructed in accordance with Department of Environmental Services Design Standards and will require their review and final

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approval. It is assumed that the existing off-site wastewater collection, treatment and disposal system is presently adequate to accommodate the additional demand.

All wastewater plans will conform to the applicable provisions of the State Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

4.2.10.3 Drainage

The Leeward YMCA site is outside of any flood boundaries (see section 4.1.2), is not a shoreline property, and lies entirely outside of the coastal flood zone attributable to either high wave action or tsunami.

Potential Impacts and Mitigative Measures

Because the project largely involves renovation of existing facilities already on the site (such the generator building and the existing parking lots) the proposed improvements are not expected to significantly alter the current overall drainage patterns of the site. Any increase in storm runoff quantity due to an increase in impervious areas created because of the project will be retained on-site in above-ground basins and/or belowground storage facilities. Project engineering and design will pay special attention to post-construction best management practices.

Due to the location of the site, the proposed Leeward YMCA improvements are not expected to either affect or be affected by natural flood hazards. The improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution. During the construction phases, any possible impact to water quality will be minimized and mitigated by the implementation of appropriate erosion control requirements.

4.2.10.4 Electrical and Communication Facilities

Primary electrical, telephone, and cable television service for the Waipahu area is provided by Hawaiian Electric Company (HECO), GTE Hawaiian Tel, and Oceanic Cable.

Potential Impacts and Mitigative Measures

Present electrical, telephone, and cable television capacities are adequate to support the proposed improvements.

4.2.10.5 Solid Waste Disposal

On O'ahu, residential and commercial wastes are hauled to landfills, the incinerator, or transfer stations. A waste-to-energy combustor, H-POWER (Honolulu Program of Waste Energy Recovery) located at the Campbell Industrial Park incinerates about 1,800 tons of combustible waste per day. The electricity generated is bought by Hawaiian Electric Company. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island.

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The Waimānalo Gulch Landfill, which opened in 1989, is the City's primary solid waste disposal facility and is located mauka of Farrington Highway near Kahe Point. The site accepts residential, commercial and nonhazardous industrial solid wastes, demolition debris and ash and residue from the H-POWER waste-to-energy facility. Wastewater treatment sludge, septic tank wastes and cesspool pumpings are accepted, provided such disposal is in accordance with the landfill's operating guidelines. The site also handles special wastes such as spent lime, contaminated foods and asbestos.

Potential Impacts and Mitigative Measures

The proposed Leeward YMCA improvements do not involve the disposal of hazardous materials nor the siting of sanitary landfills or closing of open dumps.

The proposed improvements will comply with the State Department of Health and the City and County of Honolulu Department of Facility Maintenance requirements to ensure that all aspects of the project conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawai'i Revised Statutes, and the County's approved integrated solid waste management plans in accordance with a schedule and time frame satisfactory to the Department of Health.

Vegetation removed from the property during the construction will be chipped and then hauled to a green waste disposal site for composting. Green waste will be disposed of in compliance with all state and county laws and ordinances.

Solid waste generated during the operation of the project will be collected by a private collection service and disposed of by the City and County of Honolulu, Department of Environmental Services, Refuse Division.

5.0 DESCRIPTION OF ALTERNATIVES

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts. As such, the proposed improvements for the Leeward YMCA have been evaluated in terms of the following.

5.1 NO ACTION ALTERNATIVE

The no action alternative will not accomplish the objectives of improving and expanding YMCA services to the Leeward community and renovating the remaining buildings of the O'ahu Sugar Company Mill complex for adaptive reuse.

The no action alternative would also ignore the recommendations of the numerous other community-based planning recommendations for the O'ahu Sugar Company Mill site contained in the *Waipahu Livable Communities Initiative* (1998), *The Waipahu Town Heritage Plan* (1996), and the *Waipahu Town Plan: A Special Area Plan for Waipahu* (1995).

5.2 ALTERNATIVES

The YMCA of Honolulu obtained the land at the site of the Leeward YMCA in anticipation of renovating the existing on-site buildings of the former O'ahu Sugar Company mill for YMCA services and programs. Currently they have renovated two of the buildings. With this project they will complete the renovation of the on-site buildings. As such, alternative locations for the expansion of services and programs were not considered at this time, as the decision to locate the Leeward YMCA at its current location has already been made, and alternative locations for the Leeward YMCA have already been considered and rejected.

Including the Leeward YMCA at the O'ahu Sugar Company mill site has been discussed in many community-based planning efforts including the *Waipahu Livable Communities Initiative* (1998), *The Waipahu Town Heritage Plan* (1996), and the *Waipahu Town Plan: A Special Area Plan for Waipahu* (1995).

5.3 PREFERRED ALTERNATIVE

Improving and expanding YMCA services at the existing Leeward YMCA site is the preferred and most suitable alternative because:

- The YMCA of Honolulu already owns the property and there is room to expand
- The remaining buildings of the O'ahu Sugar Company mill complex will be renovated for adaptive reuse.
- It is consistent with community desires and recommendations as expressed in several planning documents.

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6.0 ANTICIPATED DETERMINATION, FINDINGS, AND REASONS SUPPORTING THE DETERMINATION

To determine whether the proposed action may have a significant impact on the environment, expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, it is anticipated that the Accepting Authority (City and County of Honolulu Department Community Services) will issue a finding of no significant impact (FONSI) as summarized in this section.

6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impacts will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The site of the Leeward YMCA has already been extensively modified by improvements related to the O'ahu Sugar Company mill. No areas defined as "wetlands" were found to be located within the Leeward YMCA site and no endangered plant or animal species are known to exist on the property. The proposed improvements will also be designed in compliance with all federal, state, and county laws regarding drainage and non-point source pollution.

Based on analysis of previous archaeological studies and surveys, no significant archaeological resources are expected to be found in the area. If, however, archaeological resources are discovered, work will cease and the State Historic Preservation Division will be contacted to assess the significance of the find and to recommend appropriate mitigation measures.

Therefore, based on the above, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources.

- (2) Curtails the range of beneficial uses of the environment;**

Since the site of the Leeward YMCA has already been extensively modified by improvements related to the O'ahu Sugar Company mill site and has been previously improved as the center of the mill complex, the actual "natural environment" that may have been associated with the project site has already been curtailed by many years of urban activity. Further, the site is in the State Urban

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district and is zoned "Business" (B-2) by the City and County of Honolulu. Neighboring uses include an industrial subdivision and the Filipino Community Center. Thus the proposed use as a YMCA is consistent with designated State and County land use designations and will not curtail the range of beneficial uses of the environment. Further, the use of the site as a YMCA will enhance the current social and recreational uses in the area and retain important cultural aspects of the Mill site and thus could be determined to be the best use of the property.

- (3) **Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;**

The proposed improvements are consistent with the Environmental Policies established in Chapter 344, HRS and the National Environmental Policy Act.

- (4) **Substantially affects the economic or social welfare of the community or state;**

The proposed Leeward YMCA improvements will significantly contribute to the economic and social welfare of Waipahu residents by providing a range of social services along with fitness facilities. As such, it is expected that the Leeward YMCA will have a positive effect on the community. In addition, the proposed improvements will create a total of 49 full and part time jobs (a full-time equivalent of 30.5 jobs), at least 51 percent of which will be available to low and moderate income persons.

- (5) **Substantially affects public health;**

Impacts to public health may be temporarily affected by air, noise, and water quality impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive social, economic, and fitness benefits associated with the Leeward YMCA.

- (6) **Involves substantial secondary impacts, such as population changes or effects on public facilities;**

The proposed improvements to the Leeward YMCA are not expected to involve negative secondary impacts. Planned and established land use patterns within Waipahu will not be negatively or significantly altered and unplanned population changes are not expected as a result of the project. Positive secondary effects are expected in the form of increased positive social impacts within Waipahu and throughout the service area of the Leeward YMCA.

- (7) **Involves a substantial degradation of environmental quality;**

The proposed improvement to the Leeward YMCA will not involve a substantial degradation of environmental quality on-site or in the surrounding area. As previously stated, the site of the Leeward YMCA has already been extensively modified by improvements related to the O'ahu Sugar Company mill site. As such, the actual "natural environment" that may have been associated with

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the project site has already been curtailed by previous uses and by many years of urban activity. The improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution. There are no anticipated impacts that would degrade environmental quality. New landscaping provided as part of the improvements will enhance the surrounding environment by providing new plant materials.

- (8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;**

The proposed Leeward YMCA improvements will not have a cumulative negative effect on the environment. The use of the site for a YMCA is consistent with the urban uses designated for the State Land Use Urban District, and is also consistent with the City and County of Honolulu General Plan, the Central O'ahu Development Plan, the *Waipahu Livable Communities Initiative* (1998), the *Waipahu Town Heritage Plan* (1996), and the *Waipahu Town Plan: A Special Area Plan for Waipahu* (1995). As such, the proposed improvements to the Leeward YMCA are well thought-out and are not expected to have undesirable cumulative effects. The commitment of fiscal resources to construct proposed improvement, however, will foreclose other uses of those resources.

- (9) Substantially affects a rare, threatened or endangered species or its habitat;**

No threatened or endangered plant or animal species are known to exist on the subject property. In addition, no wetlands, streams, estuaries or other habitats that could accommodate threatened or endangered plant or animal species are present on the subject property or the surrounding area. The flora consists of exotic weedy species due to previous disturbance (clearing), and industrial and use of the land. Birds and animals common to urban areas, such as rats, mice, and domesticated and feral cats and dogs, were sighted or are presumed to exist on the site.

- (10) Detrimently affects air or water quality or ambient noise levels;**

Long-term air quality impacts of the Leeward YMCA are considered to be those associated with everyday use of the project. The most significant long-term emission sources will be motor vehicles, with the most significant tailpipe emission being Carbon Monoxide (CO). As in the rest of Hawai'i, trade winds can be expected to mitigate the majority of emission impacts. Short term potential impacts on air quality (fugitive dust and construction equipment exhaust emissions) may result due to construction activity, however, these impacts will be limited by appropriate construction practices.

The proposed improvements will be designed to comply with all federal, state, and county laws regarding drainage, erosion control, and non-point source pollution, therefore the affect on water quality due to the improvements is expected to be negligible. During construction phases, any possible impact to water quality will be minimized and mitigated by the implementation of appropriate erosion control requirements.

Short term noise impacts will be generated by construction of the proposed improvements, however these will be mitigated by adherence to the State Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control" and will be monitored to ensure compliance. Proper

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mitigating measures (such as limiting construction to daylight hours) also will be employed to minimize construction noise impacts.

Long-term noise impacts may be generated by automobiles entering the site and human activity. These are unavoidable impacts but are not considered to be significant due the surrounding land uses (an industrial subdivision and the Filipino Community Center) and the greater urban uses in the surrounding Waipahu Town.

- (11) **Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.**

The Leeward YMCA is not located in or near an environmentally sensitive area and therefore is not expected to affect or be affected by flood plains, tsunami zones, beaches, erosion-prone areas, geologically hazardous land, estuaries, or freshwater or coastal waters.

- (12) **Substantially affects scenic vistas and view planes identified in county or state plans or studies;**

The proposed Leeward YMCA improvements include renovation of existing buildings and landscaping, and therefore will not significantly alter established view plains identified in county or state plans or studies.

- (13) **Requires substantial energy consumption.**

The proposed Leeward YMCA improvements will not require substantial energy consumption relative to other similar projects.

6.2 ANTICIPATED DETERMINATION

On the basis of the above criteria, the discussion of impacts and mitigative measures contained in this document, it is anticipated that the proposed Leeward YMCA improvements will not have a significant effect on the environment and the Accepting Authority (City and County of Honolulu Department Community Services) will issue a finding of no significant impact (FONSI).

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